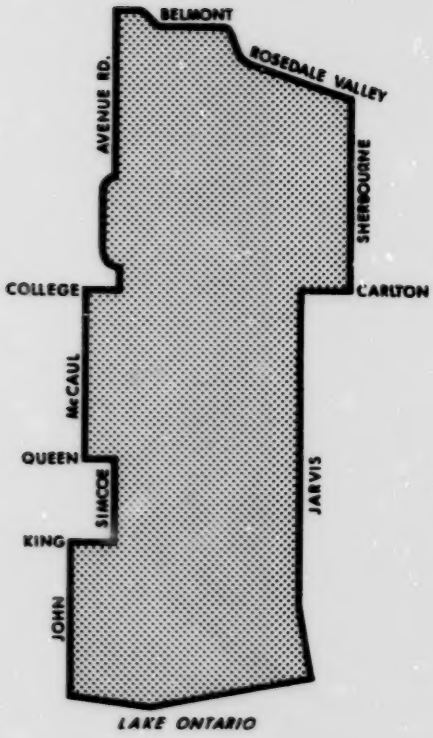
DEVELOPMENT PROJECTS
IN THE
CENTRAL CORE AREA
JULY 1984



CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

VOLUME IV

$5.00

DEVELOPMENT PROJECTS IN THE CENTRAL CORE AREA

PROJECTS:

- current projects (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the 'Development Projects in the Central Core' display map.

- projects with 6 or more dwelling units and/or 1,000 sq. metres or more non-residential floor area.

- updated at 6 month intervals

INFORMATION:

THIS PUBLICATION IS NOT A LEGAL DOCUMENT. IT IS FOR GENERAL INFORMATION ONLY.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (947-7600). The Central Core Area is subject to Development Control By-law 615-79.

FIGURES:

Taken from current applications with

- Site area - rounded to the closest 100 sq. metres.
- Floor Area - includes all floor areas above and below ground within the outside walls, rounded to the closest 100 sq. metres. Only major components listed.
- Storeys (height of building) - as proposed.
- Number of residential units - as proposed.
- UPH (dwelling units per hectare (10,000 sq. metres)) - rounded to closest 10.
- N/R (Non-Residential) Density - excludes residential, below grade parking and utility uses from density calculation.
- Parking spaces - as proposed; inside parking unless otherwise indicated.

THE INFORMATION ON THE PROJECTS LISTED IS GENERAL, FOR DETAILS OF A PARTICULAR PROJECT PLEASE CALL THE AREA PLANNER LISTED FOR THE PROJECT, OR S. BEDE (947-7355), THE PLANNER RESPONSIBLE FOR THIS BOOKLET.

THIS PUBLICATION MAY BE PURCHASED AT THE CITY HALL INFORMATION COUNTER ON THE MAIN FLOOR.

TO PURCHASE THE 'DEVELOPMENT PROJECTS IN THE CENTRAL CORE' DISPLAY MAP ONLY, IN BLACK AND WHITE OR COLOUR, CALL THE GRAPHICS SECTION AT 947-7367.

ABBREVIATIONS

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree.	Development Agreement
Fin. Dist.	Financial District
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial-Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial-Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial-Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
N/R	Non-Residential
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
sq.m.	Square Metres
UPH	Units per Hectare

July, 1984

Developments in the Central Core Area

(Projects listed below are shown on the following maps A, B & C)

			MAP
1.	217 Davenport Road	mixed use	A
2.	121 Avenue Road St. Paul's United	mixed use & Church	A
3.	10 Bay Street Waterpark Place	mixed use	C
4.	105 Davenport Road College of Nurses	office	A
5.	67, 77 Avenue Road	hotel	A
6.	1331 Bay Street Bay-Davenport project	mixed use	A
7.	39 Davenport Road Stone Church	mixed use	A
8.	17 Davenport Road	mixed use	A
9.	21 Scollard Street	restaurant	A
10.	148 Cumberland Street Cadillac-Fairview	garage	A
11.	1 Dundas Street West	Eaton Centre	B
12.	23 St. Thomas Street	hotel	A
13.	100 Bloor Street West University Theatre project	hotel, movie theatre and retail	A
14.	2 Bloor Street East Hudson Bay-Plaza II complex	mixed use, hotel	A
15.	56 Wellesley Street East Paul Kane House	residential	A
16.	437-441 Yonge Street	office, retail	B
17.	400 Bloor Street East	mixed use	A
18.	175 Elizabeth Street Sick Children's Hospital	laboratory with hospital residence	B

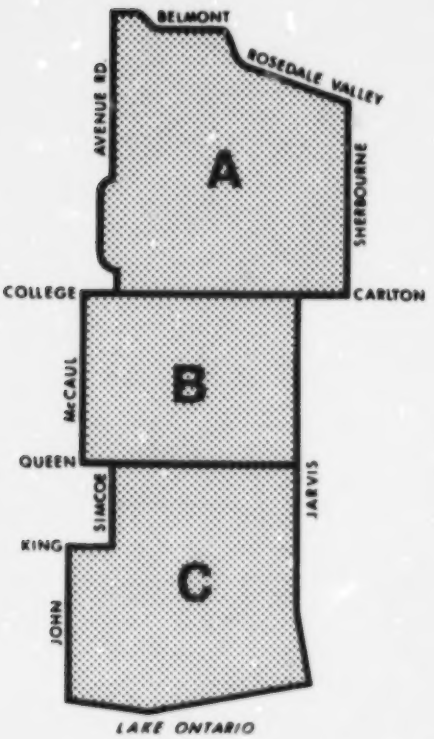
			MAP
19.	319 Yonge Street	retail	B
20.	16 St. Thomas Street Windsor Arms Hotel	hotel	A
21.	1 St. Thomas Street & 2 Sultan Street	commercial hotel	A
22.	193 Yonge Street	office, retail	B
23.	1057 Bay Street Bay-Inkerman project	residential	A
24.	625 Church Street Traders Insurance	mixed use	A
25.	17 Isabella Street	office	A
26.	262 Jarvis Street	residential addition	B
27.	1009 Bay Street	mixed use	A
28.	9 Earl Street	Princess Margaret Hosp.	A
29.	25, 29 Dundonald Street	residential	A
30.	1001 Bay Street	mixed use	A
31.	Not used		
32.	6 Charles Street East	retail, office	A
33.	633 Bay Street	residential	B
34.	21 Maitland Street	residential	A
35.	55 Maitland Place	residential & retail	A
36.	70 Homewood Avenue	residential	A
37.	404 Jarvis Street National Ballet School	mixed use	A
38.	25 Elm Street	mixed use (Cityhome)	B
39.	130 Carlton Street Tridel project	mixed use	A
40.	87 Gerrard Street East Ryerson	institutional	B

			MAP
41.	748 Bay Street	residential (senior citizens housing)	B
42.	21 Carlton Street	mixed use	B
43.	15 Wellesley St. E.	residential (Cityhome) with City parking garage	A
44.	172 Carlton Street	residential	A
45.	304 Jarvis Street	residential	B
46.	101 McGill Street	residential	B
47.	380 Church Street	mixed use	B
48.	20 Richmond Street East Confederation Square	mixed use	C
49.	92 Adelaide Street West	office with retail	C
50.	53 Simcoe Street	office	C
51.	259 Queens Quay West	residential, hotel and retail	C
52.	25, 45 Esplanade	residential, hotel and retail	C
53.	44 King Street West Scotia Plaza	office, retail	C
54.	255 King Street West Marathon Downtown West	office, retail	C
55.	60 York Street Strathcona Hotel	hotel, residential	C
56.	121 King Street West Standard Life Building	office, retail	C
57.	145 Wellington St. W.	office	C
58.	125 Wellington St. W.	mixed use	C
59.	44 York Street	office, retail	C
60.	95 Wellington St. W. & 107 Wellington St. W.	office, retail recreational (club)	C

			MAP
61.	79 Wellington St. W. T.D. Centre - Phase IV	office	C
62.	20 Front Street West	office	C
63.	10 Toronto Street	office	C
64.	255 Front Street West	Convention Centre hotel and office	C
65.	Railway Lands	mixed use	C
66.	77 Harbour Square	residential	C
67.	27 Carlton Street	office, retail	B
68.	171 Mutual Street	residential (Cityhome)	B
69.	272 Jarvis Street	mixed use	B
70.	30 Hazelton Avenue	mixed use	A
71.	108 Mutual Street Simpson-Sears	warehouse/office	B
72.	222 Jarvis Street Simpson-Sears	office, retail	B
73.	131 Bloor Street West The Colonnade	hotel	A
74.	200 St. Patrick Street	church hall	B
75.	101 College Street Toronto General Hosp.	research lab.	B
76.	178 Jarvis Street Stanford Housing Co-op	residential	B
77.	168 Jarvis Street	residential	B
78.	1 Richmond Street West	office	C
79.	711 Yonge Street	retail addition	A
80.	230 Bay Street	office, residential	C
81.	Queen, Shuter, Mutual & Dalhousie Sts. Block	mixed use	B
82.	501, 519-523 Yonge Street	retail	A

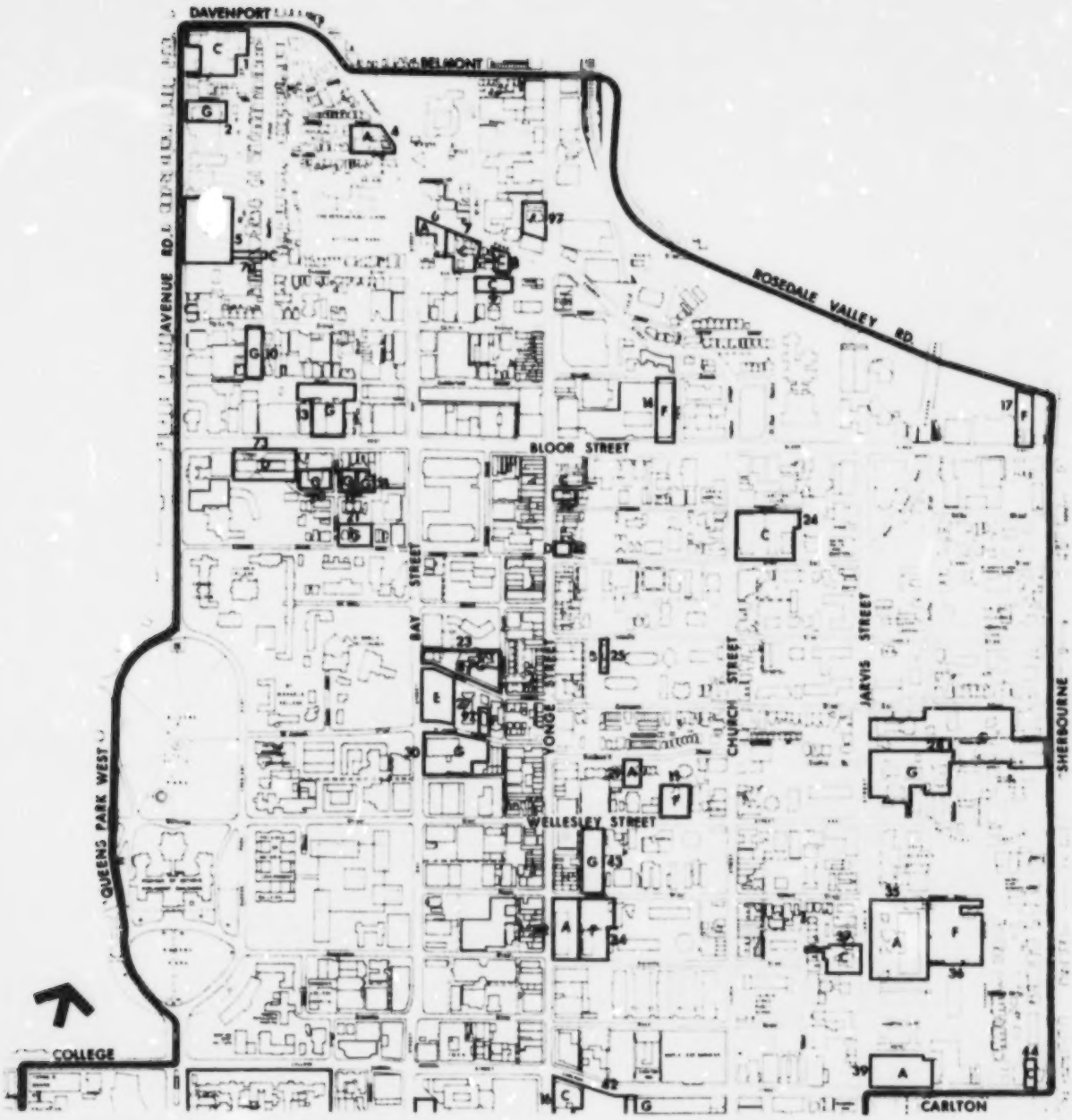
			MAP
83.	35 Front Street East	office, retail	C
84.	174-176 Queen Street West	daycare,commercial	B
85.	129 Queen Street East	office, retail	C
86.	25 Richmond Street East	mixed use	C
87.	82 Lombard Street	mixed use	C
88.	75 Esplande	office	C
89.	70 King Street East	mixed use	C
90.	101 King Street East	mixed use	C
91.	Not used		
92.	18-20 St. Joseph Street	mixed use	A
93.	St. Lawrence Neighbourhood	mixed use (Cityhome)	C
94.	600 University Avenue	Mt. Sinai Hosp.	B
95.	175 Elm Street	assisted housing	B
96.	172-190 Simcoe Street	office	B
97.	900 Yonge Street	mixed use	A
98.	444 Yonge Street	College Park	B
99.	720 Bay Street	office, retail	B
100.	61 Queen Street East	office, retail	C
101.	58 Richmond Street East	ambulance station	C
102.	33-43 Gerrard Street W. Chelsea Inn	hotel	B
103.	39 Adelaide Street East	office	C
104.	525 University Avenue	office, retail	B

MAP INDEX

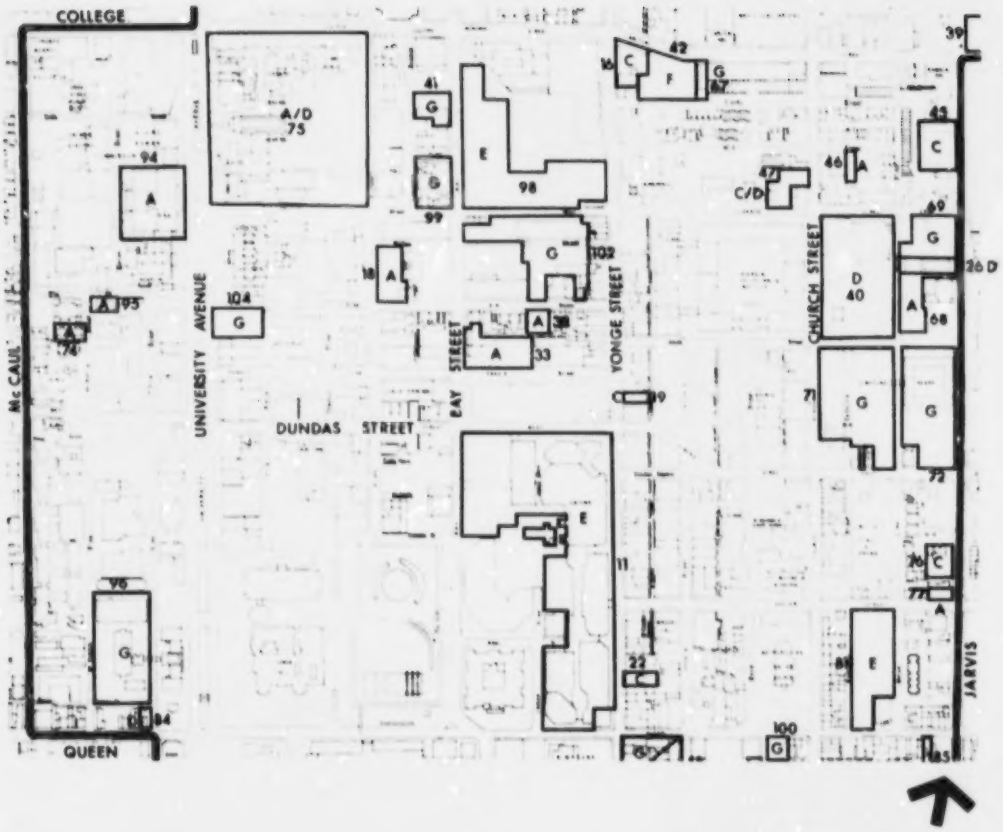


LEGEND

A	UNDER CONSTRUCTION
B	BUILDING PERMIT APPLICATION
C	DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL
D	DEVELOPMENT REVIEW APPLICATION
E	SITE SPECIFIC BY-LAW APPROVED BY O.M.B./MINISTER
F	SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
G	O.P.A. AND/OR REZONING APPLICATION


DAVENPORT
BELMONT
ROSEDALE VALLEY RD.
BLOOR STREET
BAY STREET
YONGE STREET
CHURCH STREET
JARVIS STREET
SHERBOURNE
QUEENS PARK WEST
WELLESLEY STREET
COLLEGE
CARLTON

MAP A


COLLEGE
A/D
75
94
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72
CHURCH STREET
YONGE STREET
BAY STREET
UNIVERSITY AVENUE
McCAUL
DUNDAS STREET
QUEEN
JARVIS
V6
G
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22
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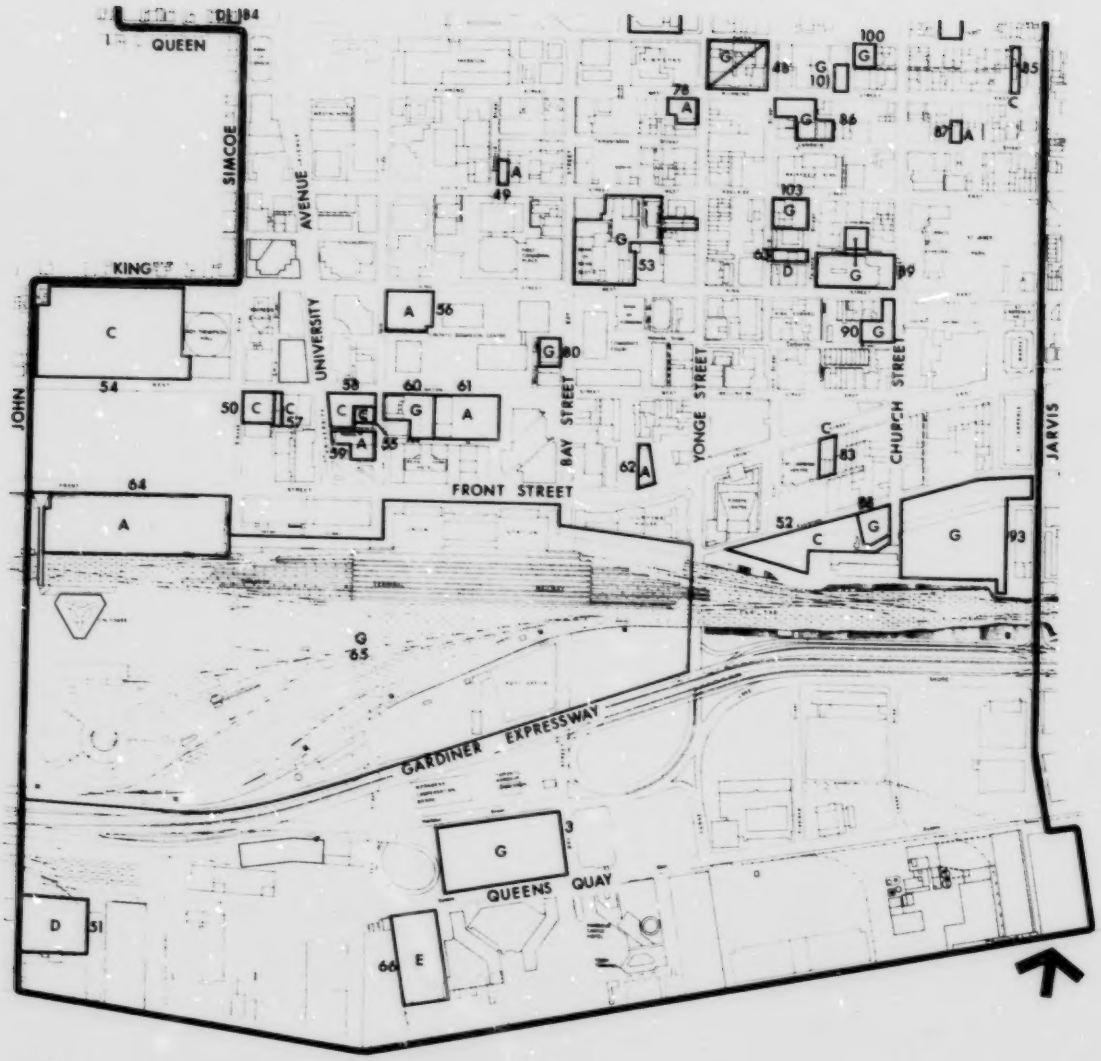
85

MAP B


QUEEN
SIMCOE
AVENUE
KING
UNIVERSITY
JOHN
BAY STREET
YONGE STREET
CHURCH STREET
JARVIS
FRONT STREET
GARDINER EXPRESSWAY
QUEENS QUAY

MAP C

Address: 39 Adelaide Street E. Application No: 1735
Includes: 36 Toronto St.

Application Type: Rezoning and O.P.A. Date: Feb. 2, 1984
Revised: June 28, 1984

Owner: Echo Point Investments Ltd. & (868-6100)
Downtown Manufacturing Mart

Agent: Counsel Trustco Dev. Corp. Ltd. (365-3100)
Lewinberg Consultants Ltd. (363-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: To retain and renovate historic building (36 Toronto St.) and build new office building of approx. 11,000 sq.m. behind the retained facade on the 39 Adelaide St. E. portion.

Project Data (including above addition)

Land Area:	2,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,700
Storeys:	12		
		Major Components:	
Units:		Office-	19,200
		Retail-	1,700
UPH:		Other-	2,100
		Parking-	2,700
N/R Density:	10.0		
Parking:	57		

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 92 Adelaide Street W. Application No: 32093

Application Type: Development Review Date: Sept. 13, 1982

Owner: Maplebrook Properties Ltd. (868-0645)

Agent: A. E. LePage (Ontario) Ltd. (862-0611)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 9 storey office building with ground level retail

Project Data

Land Area:	500 sq.m.	Floor Area: (in sq.m.)	
		Total:	5,200
Storeys:	9		
		Major Components:	
Units:		Office-	3,600
		Retail-	200
UPH:		Other-	800
		Parking-	600
N/R Density:	8.7		
Parking:	12		

Remarks: Additional floor area granted by Committee of Adjustment

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Status: Under construction

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 67 Avenue Road Application No: 1104

Application Type: Rezoning and O.P.A. Date: July 24, 1974

Owner: Conservatory Hotel Holdings Ltd.

Agent: Weir and Foulds (Solicitors) (365-1110)
Webb Zerafa Menkes Housden (Architects) (961-4111)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 560-75, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Hotel with retail and extra parking, connecting to the Hazelton Lanes project

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Project Data

Land Area:	7,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	40,400
Storeys:	10		
		Major Components:	
Units:		Retail-	5,200
		Hotel-	21,200
UPH:		Other-	1,900
		Parking-	12,100
N/R Density:	3.6		
Parking:	331		

Remarks: 260 hotel rooms. C. of A. granted variances to By-law 560-75 regarding density, access and loading.

Status: O.M.B. approved
Applicant not proceeding at this time

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 121 Avenue Road Application No: 1544

Application Type: Rezoning Date: July 14, 1981

Owner: Trustees of St. Paul's Avenue Rd. United Church (463-4384)

Agent: St. Paul's Square Inc. (960-8121)

Official Plan Designation: LDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 14.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed commercial residential project with addition to existing historic Church building.

Project Data

Land Area:	1,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,500
Storeys:	9		
		Major Components:	
Units:	16	Residential-	3,200
		Church-	1,200
UPH:	80	Office-	800
		Retail-	600
N/R Density:	1.4	Other-	100
Parking:	5 (outside)		

Remarks: Known as St. Paul's Square project.

Status: Preliminary Report approved by L.U.C. March 8, 1982
Applicant not proceeding at this time

City Planner: J. Jung (947-7355) DATA VALID JULY 1, 1984

Address: 10 Bay Street — Application No: 1629

Application Type: Rezoning and O.P.A. — Date: August 8, 1982
Revised: Jan. 20, 1983

Owner: Campeau Corporation (868-6460)

Agent: Campeau Corporation (868-6460)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V2

Zoning By-Law Height District:

Site Specific By-Law Provision: 255-69, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed commercial-residential use project in 3 phases consisting of 4 buildings

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Project Data

Land Area:	15,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	181,800
Storeys:	37 (max.)		
		Major Components:	
Units:	460	Residential-	49,000
		Office-	72,000
UPH:	290	Retail-	4,700
		Other-	5,600
N/R Density:	5.4	Parking-	50,500
Parking:	1,600 (max.)		

Remarks: Known as Waterpark Place. Part of Bank of Nova Scotia Density transfer proposal.

Status: Final Report approved by Council June 28, 1984

City Planner: B. Shalka (947-7611) — DATA VALID JULY 1, 1984

Address: 230 Bay Street
Includes: 226, 230, 232 Bay St.

Application No: 1744

Application Type: Rezoning and O.P.A.

Date: March 2, 1984

Owner: Olympia & York Developments Ltd. (862-6212)

Agent: Lewinberg Consultants Ltd. (363-9004)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 32,500 sq.m. (approx.) G.F.A. addition to former Stock Exchange Building.

Site Totals (including above addition)

Land Area:	1,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	36,900
Storeys:	31		
		Major Components:	
Units:	56	Residential-	11,700
		Recreation-	1,400
UPH:	380	Office-	20,600
		Other-	3,200
N/R Density:	14.1		
Parking:			

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: E. Greenwood (947-7862) DATA VALID JULY 1, 1984

Address: 633 Bay Street Application No: 32112

Application Type: Development Review Date: November 23, 1982

Owner: Impasto Investments Ltd. (661-9290)

Agent: Tridel Construction Ltd. (661-9290)

Official Plan Designation: HDMCRA, Sec. 11.32

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 522-79, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A rental housing project with street related retail

Project Data

Land Area:	4,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	48,600
Storeys:	25		
		Major Components:	
Units:	476	Residential-	30,900
		Retail-	500
UPH:	480	Other-	5,200
		Parking-	10,700
N/R Density:	0.4		
Parking:	348		

Remarks: Central Area Plan settlement. Part of lot associated with 595 Bay St. and 25 Elm St.

Status: Amendment to Dev. Agree. approved by Council Feb. 20, 1984
Under construction

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 720 Bay Street — Application No: 1720
The block bounded by Bay St.,
Gerrard St. W., La Plante Ave. & Hayter St.

Application Type: Rezoning and O.P.A. — Date: November 22, 1983

Owner: Richlore Construction Ltd. (635-7520)

Agent: Lewinberg Consultants Ltd. (364-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 14 storey office building with retail, retaining 4 listed & 2 other houses on Gerrard St. W. No use of houses proposed.

Project Data

Land Area:	2,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,300
Storeys:	14		
		Major Components:	
Units:		Office-	19,000
		Retail-	1,000
UPH:		Other-	2,000
		Parking-	3,000
N/R Density:	7.8		
Parking:	53 (inside) 17 (outside)		

Remarks: Joint application with 748 Bay St. Density & use transfer proposed.

Status: Final Report adopted by L.U.C. May 16, 1984

City Planner: S. Hiley (947-7862) — DATA VALID JULY 1, 1984

Address: 748 Bay Street
Includes: 760 Bay St.

Application No: 1720

Application Type: Rezoning and O.P.A.

Date: November 22, 1983

Owner: Richlore Construction Ltd. (635-7520)

Agent: Lewinberg Consultants Ltd. (364-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Senior citizens housing.

Project Data

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	24,700
Storeys:	25		
		Major Components:	
Units:	320	Residential-	21,400
		Recreation-	1,000
UPH:	1,890	Retail-	300
		Other-	400
N/R Density:		Parking-	1,500
Parking:	42		

Remarks: Joint application with 720 Bay St. Density & use transfer proposed.

Status: Final Report adopted by L.U.C. May 16, 1984

City Planner: S. Hiley (947-7862)

DATA VALID JULY 1, 1984

Address: 1001 Bay Street
Includes: 981, 985, 991, 997 Bay St.
and 21 St. Joseph St.

Application No: 1748

Application Type: Rezoning and O.P.A.

Date: April 13, 1984
Revised: June 18, 1984

Owner: S & A Strasser Ltd. (762-7177)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A commercial-residential project with daycare facilities.

Project Data

Land Area:	5,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	56,100
Storeys:	31 & 14		
		Major Components:	
Units:	179	Residential-	17,900
		Office-	22,900
UPH:	330	Retail-	1,500
		Other-	2,400
N/R Density:	4.5	Daycare-	500
		Parking-	10,900
Parking:	264		

Remarks:

Status: Preliminary and Supplementary Reports adopted by L.U.C. May 30, 1984

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1984

Address: 1009 Bay Street
Includes:
1025, 1029 Bay Street

Application No: 1483

Application Type: Rezoning

Date: August 5, 1980

Owner: Affiliated Realty Corp.
York Steel Co. (241-5283)
Dennis Commercial Properties (362-0050)

Agent: Webb Zerafa Menkes Housden (Architects) (961-4111)

Official Plan Designation: MDMCRA (O.P. modified by O.M.B)

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 735-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use, mostly residential, building with street related retail on the Bay St. frontage

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Project Data

Land Area:	3,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	40,300
Storeys:	29		
		Major Components:	
Units:	182	Residential-	26,300
		Office-	1,900
UPH:	500	Retail-	1,700
		Recreation-	1,200
N/R Density:	1.3	Other-	500
		Parking (est.)-	8,100
Parking:	218		

Remarks: By-law 735-83 passed by Council in compliance with O.M.B. order of March 4, 1982.

Status: Applicant not proceeding at this time

City Planner: M. Ufford (947-7355)

DATA VALID JULY 1, 1984

Address: 1057 Bay Street
Includes:
79 Inkerman St., 50 St. Nicholas St.,
24, 32, 40 & 50 Irwin Ave.

Application No: 1529

Application Type: Rezoning and O.P.A.

Date: Apr. 23, 1981

Owner: Bay Inkerman Developments Inc. (964-1099)

Agent: Blott, Fejer, Devine (Solicitors) (364-7707)

Official Plan Designation: MDMCRA, MDRA

Zoning By-Law District: CR L1 U350, R3.Z4

Zoning By-law Height: 30.5, 12.0

Site Specific By-Law Provision: 635-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Condominiums: 188 units in tower and 16 townhouse. 18 co-op units (non-profit)

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	39,300
Storeys:	22		
		Major Components:	
Units:	222	Residential-	28,000
		Other-	1,300
UPH:	500	Parking-	7,600
N/R Density:			
Parking:	224		

Remarks: See next page for revised Application No. 1684 for a mixed hotel-residential use proposal

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Status: Residential project approved by O.M.B.

City Planner: J. Jung (947-7355)

DATA VALID JULY 1, 1984

Address: 1057 Bay Street
Includes:
79 Inkerman St., 50 St. Nicholas St.,
24, 32, 40 & 50 Irwin Ave.

Application No: 1684

Application Type: Rezoning and O.P.A.

Date: May 2, 1983

Owner: Bay Inkerman Developments Inc. (964-1099)

Agent: Blott, Fejer, Devine (Solicitors) (364-7707)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.126

Zoning By-Law District: CR L1 U350, R3 Z4

Zoning By-law Height: 30.5, 12.0

Site Specific By-Law Provision: 635-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An hotel, 16 townhouses and 18 non-profit co-op unit complex.

Project Data

		Floor Area: (in sq.m.)	
Land Area:	4,400 sq.m.	Total:	36,600
Storeys:	20		
		Major Components:	
Units:	34	Residential-	5,700
		Office-	300
UPH:	75	Retail-	1,200
		Hotel-	19,000
N/R Density:	4.7	Other-	2,500
		Parking-	7,600
Parking:	209		

Remarks: This site under Rezoniong Application No. 1529 was approved by O.M.B. for a high density condominium & non-profit co-op housing project.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: J. Jung (947-7355)

DATA VALID JULY 1, 1984

Address: 1331 Bay Street
Includes:
47 Davenport Road

Application No: 33038

Application Type: Development Review

Date: May 16, 1983

Owner: 537509 Ontario Ltd.

Agent: IDJ Development Group Ltd. (961-2128)
Duvenet, Stewart (Solicitors) (598-4849)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use building with ground floor retail and office with apartments above

---

Project Data

Land Area:	1,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	8,400
Storeys:	10		
		Major Components:	
Units:	24	Residential-	3,800
		Office-	1,600
UPH:	200	Retail-	300
		Other-	500
N/R Density:	1.8	Parking-	1,900
Parking:	31 (inside) 4 (outside)		

Remarks: Revised application substantially the same as application approved by Council on April 1, 1982.

Status: Under construction

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1984

Address: 2 Bloor Street E. Application No: 1252

Application Type: Rezoning Date: January 3, 1977

Owner: Bloor Park Development (Toronto) Ltd. (962-5600)

Agent: Fidinam Group (962-5600)

Official Plan Designation: HDMCRA, Sec. 11.22

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision: 449-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Addition: A 21 storey residential use building over the existing 5 storey parking garage, part of the 2 Bloor St. E. complex. 2nd Phase addition

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Project Data (addition only)

Land Area:	N/A sq.m.	Floor Area: (in sq.m.)	
		Total:	22,600
Storeys:	21		
		Major Components:	
Units:	232	Residential-	15,200
		Retail-	300
UPH:		Hotel-	7,100
N/R Density:	N/A		
Parking:	N/A		

Remarks: The "Bloor Park" site is part of the Central Area Plan settlement for 2 Bloor Street East.

Status: By-law not yet approved by O.M.B.
Applicant not proceeding at this time.

City Planner: B. Krog (947-7355) DATA VALID JULY 1, 1984

Address: 400 Bloor Street E. Application No: 31109
Includes: 1482
406, 410 Bloor St. E.

Application Type: Development Review Date: October 14, 1981

Owner: The Four Hundred Bloor East Ltd. (746-2141)

Agent: A. J. Diamond Assoc. (Architects) (977-2422)
Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.140

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 640-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use condominium. Ravine land to be conveyed to City for parks purposes.

Project Data

Land Area:	2,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	13,300
Storeys:	18		
		Major Components:	
Units:	69	Residential-	6,400
		Retail-	500
UPH:	350	Recreation-	1,300
		Other-	1,300
N/R Density:	0.5	Parking-	3,600
Parking:	78		

Remarks: Development agreement to include ravine preservation conditions.

Status: O.P.A. 254 approved by O.M.B. March 21, 1984

City Planner: S. Sane (947-7187) DATA VALID JULY 1, 1984

Address: 100 Bloor Street W. Application No: 1644
Includes: 96, 100 Bloor St. W.
115 Cumberland St.

Application Type: Rezoning, O.P.A. and Development Review Date: October 1, 1982
Revised: November 7, 1983

Owner: Famous Players Development Corp. (964-5800)

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA, Sec. 11.140

Zoning By-Law District: G, CR L4.5 U350

Zoning By-Law Height District: 61.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An hotel/retail/cinema project includes development of public park on existing municipal parking lot, public parking relocated to underground garage, new theatre.

Project Data

Land Area:	5,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	52,400
Storeys:	32		
		Major Components:	
Units:		Retail-	800
		Hotel-	33,600
UPH:		Movie Theatre-	2,700
		Parking-	15,400
N/R Density:	6.9		
Parking:	393		

Remarks:

Status: Development Guidelines adopted as amended by Council July 11, 1983

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 131 Bloor Street W. Application No: 33012

Application Type: Development Review Date: February 28, 1983

Owner: Revenue Properties Ltd. (362-5971)

Agent: Henno Sillaste (Architect) (923-2377)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: To convert the residential component of the 'Colonnade' mixed use building to a 350 room hotel use, with minor addition

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Project Data

Land Area:	5,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	38,900
Storeys:	14		
		Major Components:	
Units:		Office-	7,600
		Retail-	2,600
UPH:		Hotel-	19,800
		Parking-	8,800
N/R Density:	5.5		
Parking:	322		

Remarks: The By-law prohibiting the conversion of residential units to hotel use in CR Districts has been squashed by the Courts and now is under appeal by the City.

Status: Not proceeding.

City Planner: S. Sane (947-7187) DATA VALID JULY 1, 1984

Address: 21 Carlton Street — Application No: 1628

Application Type: Rezoning and O.P.A. — Date: August 13, 1982

Owner: Starkman and Black (977-1770)

Agent: Dennis Williams (Consultant) (927-7314)
Gardiner, Roberts (Solicitors) (367-0620)

Official Plan Designation: HDMCRA, MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	41,900
Storeys:	21		
		Major Components:	
Units:	87	Residential-	13,700
		Office-	18,500
UPH:	200	Retail-	1,200
		Other-	1,300
N/R Density:	4.5	Recreation-	400
		Parking-	6,800
Parking:	150		

Remarks: Project limits non-residential uses to the Carlton St. side to strengthen the residential character of Granby St.

Status: By-law passed by Council June 11, 1984

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 27 Carlton Street Application No: 1671

Application Type: Rezoning, O.P.A. and Development Review Date: March 1, 1982
Revised: July 15/83

Owner: 27 Carlton St. Ltd. (977-2332)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR 2.2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with retail at grade on Carlton St. and residential on Granby St.

Project Data

Land Area:	800 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,800
Storeys:	8		
		Major Components:	
Units:	5	Residential-	600
		Office-	2,100
UPH:	65	Retail-	200
		Other-	1,300
N/R Density:	2.9	Parking-	600
Parking:	16		

Remarks: New building to have same net commercial floor area as the existing building.

Status: Draft By-laws adopted as amended by L.U.C. June 27, 1984

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 130 Carlton Street
Includes: 413 Jarvis St.
118, 128 and 132 Carlton St.

Application No: 33006

Application Type: Development Review

Date: Jan. 27, 1983

Owner: 280477 Ontario Ltd. (661-9290)
(Four Seasons and Del Realty Co.)

Agent: Tridel Construction Ltd. (661-9290)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 21433, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use condominium

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	44,000
Storeys:	15		
		Major Components:	
Units:	121	Residential-	25,200
		Office-	6,500
UPH:	380	Parking-	12,200
N/R Density:	1.6		
Parking:	243		

Remarks: Application is to amend Development Review Application No. 31045 of May 14, 1981

Status: Under construction

City Planner: W. Sawicki (947-7187)

DATA VALID JULY 1, 1984

Address: 172 Carlton Street — Application No: 1473

Application Type: Rezoning and Development Review — Date: June 2, 1980

Owner: Isaac Meisels (787-2893)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 334-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium

Project Data

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,300
Storeys:	8		
		Major Components:	
Units:	10	Residential-	1,300
		Parking-	200
UPH:	170		
N/R Density:			
Parking:	5 (inside) 6 (outside)		

Remarks:

Status: Development Agreement signed
Applicant not proceeding at this time

City Planner: M. Ufford (947-7355) THIS DATA VALID JULY 12, 1983

Address: 6 Charles Street East Application No: 34049

Application Type: Development Review Date: April 19, 1984

Owner: Vier Corporation (482-5388)

Agent: Thomas P. Kalman (Architect) (488-6466)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR 1.2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. (approx.) G.F.A. addition and renovation to commercial building

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Site Totals (including above addition)

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,100
Storeys:	3		
		Major Components:	
Units:		Office-	500
		Retail-	1,500
UPH:			
N/R Density:	3.7		
Parking:	2		

Remarks: Based on C. of A. decision. Listed historic building.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: P. Byrne (947-7187) DATA VALID JULY 1, 1984

Address: 380 Church Street
Includes:
380 Church St., 50, 56 Gerrard St. E.

Application No: 1499

Application Type: Rezoning

Date: December 12, 1980

Owner: Seafan Investments Inc. (429-3418)

Agent: Martin Tse (Architect) (429-3418)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 415-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	17,800
Storeys:	18		
		Major Components:	
Units:	52	Residential-	9,300
		Office-	3,900
UPH:	210	Retail-	500
		Recreation-	800
N/R Density:	2.2	Other-	100
		Parking-	3,100
Parking:	89		

Remarks: This mixed use project is not proceeding at this time. Dev. Review Appl. No. 34036, for a small retail building, is now under consideration for this site.

Status: By-law approved by O.M.B.
Dev. Agree. approved by Council June 18, 1981

City Planner: M. Ufford (947-7355)

DATA VALID JULY 1, 1984

Address: 380 Church Street
Includes:
380 Church St., 50, 56 Gerrard St. E.

Application No: 34036

Application Type: Development Review

Date: March 26, 1984
Revised: June 6, 1984

Owner: Seafan Investments Inc. (429-3418)

Agent: Martin Tse (Architect) (429-3418)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 415-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Small retail building. A larger mixed use project, under Rezoning Appl. No. 1499 has been approved (by By-law 415-81) but developer is not proceeding at this time.

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	400
Storeys:	1		
		Major Components:	
Units:		Retail-	400
UPH:			
N/R Density:	0.7		
Parking:	65 (outside)		

Remarks: Existing 15 unit residential building of 1,400 sq.m. (approx.) will remain till construction of the large mixed use building.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Rozalska (947-7187) DATA VALID JULY 1, 1984

Address: 625 Church Street Application No: 1646
Includes:
625 Church St., 80, 88 Charles St. E.

Application Type: Rezoning, O.P.A and Development Review Date: September 10, 1982

Owner: Traders Group Ltd. (925-1461)
Guaranty Properties Ltd.

Agent: Gardiner, Roberts (Solicitors) (367-0620)

Official Plan Designation: MDMCRA, Sec. 11.45

Zoning By-Law District: CR L1 U150

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 772-83, 773-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Approx. 6000 sq.m. addition to existing office building as Phase No. 1. Up to 122 apartment units as Phase 2 while removing existing apartment hotel (130 units)

Project Data

		Phase 1:	
Land Area:	6,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,700
Storeys:	6 & 16		
		Major Components:	
Units:		Office-	14,700
		Other-	200
UPH:	180	Parking-	4,500
N/R Density:	2.2		
Parking:	80 (inside) 45 (outside)		

Remarks: Lane closing proposed.

Status: By-laws passed and Development Agreement approved by Council Oct. 31, 1983. Applicant now proceeding.

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 101 College Street — Application No: 34038

Application Type: Development Review — Date: March 28, 1984

Owner: The Trustees of the Toronto General Hospital (595-3185)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: Institutional District

Zoning By-Law District: QR L5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 531-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2,400 sq.m. (approx.) G.F.A. addition to medical research laboratory presently under construction as per application No. 33047.

Site Total (including above addition)

Land Area:	54,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	147,100
Storeys:	N/A		
		Major Components:	
Units:		Institutional-	137,300
		Laboratory-	9,800
UPH:			
N/R Density:	2.7		
Parking:	193 (outside)		

Remarks: Part of the main hospital block development.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 101 College Street — Application No: 33047

Application Type: Development Review — Date: June 6, 1983

Owner: The Trustees of the Toronto General Hospital (595-3185)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: Institutional District

Zoning By-Law District: QR L5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 531-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 7,400 sq.m. (approx.) G.F.A. research laboratory addition to hospital in a 4 storey building.

Site Total (including above addition)

Land Area:	54,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	144,700
Storeys:	N/A		
		Major Components:	
Units:		Institutional-	137,300
		Laboratory-	7,400
UPH:			
N/R Density:	2.6		
Parking:	193 (outside)		

Remarks: Part of the main hospital block development.

Status: Under construction

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 148 Cumberland Street | Application No: 1547

Application Type: Rezoning | Date: July 22, 1981

Owner: Cadillac-Fairview Corp. Ltd. (598-8200)

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2.5 U100

Zoning By-Law Height District: 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 10,300 sq.m. (approx.) G.F.A. (about 345 car spaces) addition to parking garage on 3 levels.

Site Totals (including above addition)

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	14,800
Storeys:	5		
		Major Components:	
Units:		Retail-	200
		Parking-	14,500
UPH:			
N/R Density:	6.1		
Parking:	464		

Remarks: No action by applicant.

Status: Applicant not proceeding at this time.

City Planner: J. Jung (947-7355) DATA VALID JULY 1, 1984

Address: 17 Davenport Road Application No: 32015
Includes:
17 Davenport Rd., 10 Scollard St.

Application Type: Development Review Date: February 16, 1982

Owner: Graz Holdings Ltd.

Agent: Carson Woods (Architects) (923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed residential-office-retail-recreational use project

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Project Data

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,400
Storeys:	12		
		Major Components:	
Units:	17	Residential-	4,200
		Office-	400
UPH:	210	Retail-	300
		Other-	600
N/R Density:	1.9	Parking-	700
Parking:	21		

Remarks: Proposal likely to undergo changes.

Status: Dev. Agree. approved by Council Aug. 12-13, 1982
Applicant not proceeding at this time

City Planner: S. Sane (947-7187) DATA VALID JULY 1, 1984

Address: 39 Davenport Road — Application No: 31067
Includes: 29, 39 & 45 Davenport Rd.
40 & 46 Scollard St.

Application Type: Development Review — Date: June 25, 1981

Owner: Trustees of the Stone Church Pentecostal Assembly & Revenue Properties Central Dev. Ltd.

Agent: Carson Woods (Architects) (923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 418-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Condominium tower, retail at grade, new church building, historic building (Jesse Ketchum Hall) retained

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Project Data

Land Area:	2,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	26,100
Storeys:	17		
		Major Components:	
Units:	63	Residential-	15,800
		Institutional-	3,900
UPH:	220	Retail-	400
		Parking-	5,300
N/R Density:	1.9		
Parking:	143		

Remarks: Known as the "Stone Church" project

Status: Dev. Agree. approved by Council June 17, 1982
Applied for demolition permit for historic building

City Planner: J. Jung (947-7355) DATA VALID JULY 1, 1984

Address: 105 Davenport Road
Includes:
97, 99, 101, 105 Davenport Rd.
7 Bishop St., 12 Berryman St.

Application No: 1655
32011

Application Type: Rezoning and O.P.A.

Date: Oct. 29, 1982
Revised: April 5, 1983

Owner: College of Nurses of Ontario (486-5460)

Agent: Parkin Partnership (Architects) (863-9360)

Official Plan Designation: LDMCRA, LDRA, Sec. 11.141

Zoning By-Law District: CR L2 U100, R3 Z3

Zoning By-Law Height District: 14.0, 12.0

Site Specific By-Law Provision: 635-83, 636-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building with council chamber.

Project Data

Land Area:	2,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,300
Storeys:	3		
		Major Components:	
Units:		Office-	3,700
		Other-	1,200
UPH:		Parking-	1,200
N/R Density:	1.6		
Parking:	32		

Remarks: Lane closing approved

Status: Under construction

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1984

Address: 217 Davenport Road
Includes:
209, 213, 217 Davenport Rd.
141, 165, 169 & 171 Avenue Rd.

Application No: 31128
34014

Application Type: Development Review

Date: December 4, 1981
Revised: January 16, 1984

Owner: Morguard Trust Co.

Agent: Goodman and Carr (Solicitors) (868-1234)
Young and Wright (Architects) (968-3511)

Official Plan Designation: LDMCRA, LDRA

Zoning By-Law District: CR L2 U100, R3 Z3

Zoning By-Law Height District: 14.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 5 storey mixed use building and set of 4 storey stacked townhouses

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Project Data

Land Area:	5,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	21,700
Storeys:	6 and 5		
		Major Components:	
Units:	85	Residential-	11,700
		Office-	3,500
UPH:	150	Retail-	1,700
		Parking-	4,500
N/R Density:	0.9		
Parking:	97		

Remarks:

Status: Dev. Agree. approved by Council April 16, 1984

City Planner: J. Jung (947-7355)

DATA VALID JULY 1, 1984

Address: 1 Dundas Street W. Application No: 1600

Application Type: Date: April 8, 1982

Owner: Cadillac-Fairview Corp. Ltd. (598-8220)

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: HDMCRA, Sec. 11.31

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District:

Site Specific By-Law Provision: 243-79, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office and hotel development expansion of Eaton Centre.

Project Data

No specific project at this time

Remarks: Next stage of Cadillac-Fairview's Eaton Centre complex.
No special building proposal at this time.

Status: Site Specific By-laws approved by O.M.B.

City Planner: E. Greenwood (947-7862) DATA VALID JULY 1, 1984

Address: 25, 29 Dundonald Street — Application No: 1632

Application Type: Rezoning and Development Review — Date: August 20, 1982

Owner: Tormont Developments Ltd. (787-1288)
485 Lawrence Ave. W., Toronto

Agent: Demlakian & Neumann (Architects) (787-1288)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 12.0

Site Specific By-Law Provision: 532-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 6 rowhouses along the street frontage and a 6 storey apartment building in the rear

---

Project Data

Land Area:	1,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	5,800
Storeys:	6		
		Major Components:	
Units:	36	Residential-	4,400
		Parking-	1,300
UPH:	270		
N/R Density:			
Parking:	43		

Remarks: An infill housing scheme. Variances to 532-83 obtained for height.

Status: Under construction

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 9 Earl Street — Application No: 1202

Application Type: Rezoning and Development Review — Date: June 7, 1976

Owner: Ontario Cancer Institute
Princess Margaret Hospital (924-0671)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: MDRA, HDRA

Zoning By-Law District: R3 Z4, R4 Z5

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 6 storey addition to existing hospital.

Project Data (addition only)

Land Area:	9,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	29,100
Storeys:	6		
		Major Components:	
Units:		Institutional-	29,100
UPH:			
N/R Density:	3.1		
Parking:	N/A		

Remarks: Revised scheme under review.

Status: Preliminary Report approved by Buildings and Development Committee June 8, 1977
Applicant not proceeding at this time

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 175 Elizabeth Street
Includes:
76, 78 Elm Street

Application No: 33004

Application Type: Development Review

Date: January 14, 1983
Revised: June 29, 1983

Owner: Hospital for Sick Children (597-1500)

Agent: Govan Kaminker (Architects) (431-6040)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 8 storey research laboratory and hospital residence mixed use building with outdoor parking

---

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	14,700
Storeys:	8		
		Major Components:	
Units: (Rooms)	66	Residential-	2,700
		Lab-	9,100
UPH:		Other-	2,700
		Recreation-	300
N/R Density:	4.0		
Parking:	71 (outside)		

Remarks:

Status: Under construction

City Planner: S. Hiley (947-7862)

DATA VALID JULY 1, 1984

Address: 25 Elm Street Application No: 32116

Application Type: Development Review Date: November 26, 1982
Revised: Jan. 31, 1983

Owner: City of Toronto

Agent: City of Toronto (947-7374)
Non-Profit Housing Corp. (Cityhome)

Official Plan Designation: HDMCRA, Sec. 11.32

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 428-82, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Assisted housing project

Project Data

Land Area:	1,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	12,300
Storeys:	16		
		Major Components:	
Units:	100	Residential-	8,400
		Retail-	400
UPH:	850	Recreation-	200
		Other-	200
N/R Density:	0.5	Parking-	3,100
Parking:	50		

Remarks: Part of lot associated with 595 and 633 Bay St.

Status: Under construction

City Planner: A. Sissons (947-7187) DATA VALID JULY 1, 1984

Address: 175 Elm Street Application No: 33018

Application Type: Development Review Date: March 14, 1983

Owner: Camrost Group Ltd. (222-3208)

Agent: Tsow-Pollard Partnership (Architects) (487-4787)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision: 528-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A non-profit project to be operated by the Housing Co-op Federation of Toronto

---

Project Data

		Floor Area: (in sq.m.)	
Land Area:	1,600 sq.m.	Total:	10,400
Storeys:	14		
		Major Components:	
Units:	91	Residential-	7,300
		Institutional-	300
UPH:	575	Other-	200
		Parking-	2,500
N/R Density:	0.2		
Parking:	51		

Remarks: Last phase of the block-size Park Lane projects

Status: Under construction

City Planner: B. Rozalska (947-7187) DATA VALID JULY 1, 1984

Address: 25 & 45 The Esplanade Application No: 1571

Application Type: Rezoning and Development Review Date: December 21, 1981

Owner: City of Toronto & (947-0620)
Rampart Enterprises Ltd. (486-5211)

Agent: Blake, Cassels & Graydon (Solicitors) (367-0620)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 76.0, 36.5

Site Specific By-Law Provision: 515-76, 391-78, 664-78
889-80, 61-81, 145-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Proposed in 2 phases: a 9 storey 285 room hotel and a 31 storey condominium complex

---

Project Data

Land Area:	7,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	95,700
Storeys:	31 & 9		
		Major Components:	
Units:	355	Residential-	57,400
		Office-	100
UPH:	470	Retail-	2,600
		Hotel-	17,300
N/R Density:	1.3	Recreation-	900
		Parking-	15,300
Parking:	379 (for Phase 1 & 2)		

Remarks:

Status: Amendment to Dev. Agree. approved by Council May 16, 1983

City Planner: J. D'Abramo (947-7335) DATA VALID JULY 1, 1984

Address: 75 The Esplanade

Application No: 1717

Application Type: Rezoning

Date: November 15, 1983

Owner: Chen & Sons Ltd. (865-0818)

Agent: Klein & Sears (Architects) (922-2011)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision: 515-76, 391-78, 664-78
889-80, 61-81, 145-83

FOR DETAILED INFORMATION & VERICIATION SEE CHIEF BUILDING OFFICIAL

Project: Commercial office building.

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	15,800
Storeys:	9		
		Major Components:	
Units:		Office-	11,300
		Retail-	1,400
UPH:		Other-	3,100
N/R Density:	5.2		
Parking:			

Remarks:

Status: Final Report deferred by L.U.C. June 13, 1984
Awaiting revisions to the plans

City Planner: J. D'Abramo (947-7335) DATA VALID JULY 1, 1984

Address: 35 Front Street E. Application No: 34011
Includes: 35, 39 Front St. E.

Application Type: Development Review Date: January 19, 1984
Revised: February 29, 1984

Owner: 530067 Ontario Ltd. & 53043 Ontario Ltd. (688-1203)

Agent: Matsui, Baer, Vanstone, Freeman (Architects) (363-5007)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 200 sq.m. (approx.) G.F.A. addition to renovated office building with ground floor retail

---

Site Totals (including above addition)

Land Area:	1,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,000
Storeys:	4		
		Major Components:	
Units:		Office-	3,600
		Retail-	900
UPH:		Other-	600
		Parking-	300
N/R Density:	3.4		
Parking:	9		

Remarks:

Status: Commissioner approved Dev. Agree. March 28, 1984

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 20 Front Street W. Application No: 32103

Application Type: Development Review Date: October 26, 1982
Revised: November 22, 1982

Owner: Inaugural Investments Ltd. (920-8880)

Agent: Vaughan, Willms (Solicitors) (863-0711)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 6 storey addition to a designated historical office building

---

Project Data

Land Area:	1,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	15,500
Storeys:	14		
		Major Components:	
Units:		Office-	13,200
		Retail-	1,200
UPH:		Other-	1,100
N/R Density:	9.5		
Parking:			

Remarks: Committee of Adjustment has permitted an additional 2,900 sq.m. of non-residential floor area if the existing building has been designated under the Ontario Heritage Act.

Status: Under construction

City Planner: P. Byrne (947-7187) DATA VALID JULY 1, 1984

Address: 255 Front Street W. Application No: 1540
Includes:
2 Simcoe St.

Application Type: Rezoning Date: June 15, 1981

Owner: C.N.R. (860-2393)

Agent: Blake, Cassels & Graydon (Solicitors) (863-2400)

Official Plan Designation: Railway Lands, Sec. 5.20

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 701-81, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Metropolitan Toronto Convention centre, 600 room hotel, office and retail uses with parking and service facilities

---

Project Data

Land Area:	27,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	176,400
Storeys:	26		
		Major Components:	
Units:		Office-	25,600
		Convention Centre-	50,300
UPH:		Hotel-	46,000
		Service Area-	17,300
N/R Density:	5.0	Parking-	37,200
Parking:	1,200		

Remarks:

Status: Under Construction

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 87 Gerrard Street E. Application No: 34046

Application Type: Development Review Date: April 4, 1984

Owner: Board of Governors (979-5058)
Ryerson Polytechnical Institute

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 14.0 or 46.0

Site Specific By-Law Provision: 97-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 6,700 sq.m. (approx.) G.F.A. addition on the top of existing academic building.

Site Totals (including above addition)

Land Area:	17,800 sq.m.	Floor Area: (in sq.m.) Total:	13,200
Storeys:	4		
Units:		Major Components: Institutional-	13,200
UPH:			
N/R Density:	0.7		
Parking:	275 (outside)		

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. McCormick (947-7187) DATA VALID JULY 1, 1984

Address: 33, 43 Gerrard Street W.

Application No: 1551
34002
34003

Application Type: Rezoning, O.P.A. and Development Review

Date: July 30, 1981
Revised: Jan. 17, 1984
April 4, 1984

Owner: Chelsea Inn (595-1975)

Agent: Crang & Boake (Architects) (449-1203)

Official Plan Designation: HDMCRA, LDMCRA

Zoning By-Law District: CR 14.5 U480

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 284-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 66,200 sq.m. (approx.) G.F.A. addition consisting of 32,400 sq.m. hotel use, 1,300 sq.m. addition on Elm St. for retail & office use, and 32,500 sq.m. tower for undetermined office and retail use.

Site Totals (including above addition)

Land Area:	12,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	127,000
Storeys:	26, 20		
		Major Components:	
Units:	1,590 rooms	Office-	900
		Retail-	400
UPH:		Hotel-	73,300
		Parking-	15,200
N/R Density:	7.8	Other-	4,600
		Undetermined-	32,500
Parking:	596		

Remarks: Proposal includes the closing of part of Walton St. and retaining historic building facade on Elm St.

Status: Final Report adopted by L.U.C. May 16, 1984

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 77 Harbour Square Application No: 1502

Application Type: Rezoning Date: December 22, 1980

Owner: Campeau Corp. (868-6460)

Agent: Perry, Farley & Onyschuk (Solicitors) (869-3333)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V1

Zoning By-Law Height District:

Site Specific By-Law Provision: 255-69, as amended, 214-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers.

Project Data

Land Area:	9,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	105,800
Storeys:	40		
		Major Components:	
Units:	486	Residential-	84,600
		Recreation-	1,800
UPH:	540	Parking-	19,400
N/R Density:			
Parking:	650		

Remarks:

Status: Approved by O.M.B.
Applicant not proceeding at this time.

City Planner: B. Shalka (947-7611) DATA VALID JULY 1, 1984

Address: 30 Hazelton Avenue Application No: 33044

Application Type: Development Review Date: June 2, 1983

Owner: Hazelvest Properties Inc. & Paul J. Sullivan and Assoc. Ltd. (967-1311)

Agent: Webb Zerafa Menkes Housden (Architects) (961-4111)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L1 U100, CR L2 U150

Zoning By-Law Height District: 12.0, 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Addition of about 700 sq.m. to the existing building

---

Project Data

Land Area:	400 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,200
Storeys:	5		
		Major Components:	
Units:	3	Residential-	500
		Office-	300
UPH:	75	Other-	300
N/R Density:	0.8		
Parking:			

Remarks: Visual extension of Hazelton Lanes project.

Status: Dev. Agree. approved by Council Sept. 19, 1983

City Planner: P. Byrne (947-7187) DATA VALID JULY 1, 1984

Address: 70 Homewood Avenue — Application No: 1239
Includes: 3 to 15 Maitland Pl.,
8 to 22 Suffolk St., 54 to 80 Homewood Ave.

Application Type: Rezoning — Date: November 18, 1976
Revised: June 25, 1982

Owner: Howard Investments Ltd. (967-5990)

Agent: John Cowle (Architects) (363-9343)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 21 storey condominium and a 5 storey building with 34 grade related units and a public pedestrian walkway system. Retention of an historic building.

Project Data

Land Area:	9,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	34,800
Storeys:	21		
		Major Components:	
Units:	314	Residential-	23,400
		Recreation-	2,700
UPH:	330	Retail-	1,900
		Park land-	1,600
N/R Density:	0.5	Parking-	6,800
Parking:	288 (inside) 7 (outside)		

Remarks: Part of Homewood Jarvis concept plan.

Status: By-law 522-83 approved by Council July 11, 1983. O.M.B. hearing Jan. 24-27, May 14-17 and July 30, 1984

City Planner: J. Jung (947-7355) — DATA VALID JULY 1, 1984

Address: 17 Isabella Street

Application No: 1542

Application Type: Rezoning, O.P.A. and Development Review

Date: June 24, 1981

Owner: Ian Hardcastle (924-5787)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z5

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 188-68, 310-69,472-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: To retain existing houseform at the front and build addition at rear, all for office purposes.

Project Data

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,200
Storeys:	2		
		Major Components:	
Units:		Office-	1,200
UPH:			
N/R Density:	2.0		
Parking:			

Remarks: Legal non-conforming uses on site. Owner to give up right of way over adjacent Municipal Parking Lot

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Status: Building Permit issued

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 168 Jarvis Street (Future 90 Shuter St.) Application No: 33026

Application Type: Development Review Date: April 13, 1983

Owner: Equs Group (No. 8) Inc. (368-2995)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Apartment building with 4 and 5 bedroom units for single persons

---

Project Data

Land Area:	500 sq.m.	Floor Area: (in sq.m.) Total:	4,500
Storeys:	10		
Units:	17	Major Components: Residential-	4,500
UPH:	330		
N/R Density:			
Parking:	6 (outside)		

Remarks: Comm. of Adjustment approved minor variances

Status: Under construction

City Planner: B. McCormick (947-7187) DATA VALID JULY 1, 1984

Address: 178 Jarvis Street — Application No: 33051

Application Type: Development Review — Date: June 22, 1983
Revised: January 25, 1984

Owner: Tornat Construction Ltd. (638-7241)
Center City Homes Co-op Inc. (598-2131)

Agent: E.I. Richmond (Architects) (925-1158)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Co-op apartment building.

Project Data

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	11,000
Storeys:	11		
		Major Components:	
Units:	75	Residential-	8,300
		Retail-	200
UPH:	450	Recreation-	500
		Parking-	1,600
N/R Density:			
Parking:	44		

Remarks: A co-operative housing project

Status: Dev. Agree. approved by Council April 2, 1984
Assisted Housing Amendment approved by Council May 14/84

City Planner: W. Sawicki (947-7187) DATA VALID JULY 1, 1984

Address: 222 Jarvis Street
Includes:
202, 222 Jarvis St.
160 Dundas St. E.

Application No: 1648

Application Type: Rezoning

Date: October 19, 1982

Owner: Simpsons-Sears Ltd. and
Kerrybrooke Developments Ltd. (362-1711)

Agent: Maxwell Miller (Architect) (In-house) (862-7847)

Official Plan Designation: MDMCRA, Sec. 11.27

Zoning By-Law District: CR L2 U350, CR L2 U150

Zoning By-Law Height District: 46.0, 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 47,900 sq.m. (approx.) G.F.A. addition to office building.

Site Totals (including above addition)

Land Area:	12,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	106,400
Storeys:	9		
		Major Components:	
Units:		Office-	65,500
		Retail-	8,400
UPH:		Other-	5,000
		Parking-	27,500
N/R Density:	6.0		
Parking:	632		

Remarks:

Status: Applicant not proceeding at this time

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 262 Jarvis Street and 177 Mutual Street

Application No: 34009

Application Type: Development Review

Date: January 16, 1984

Owner: 343878 Ontario Ltd. & 405351 Ontario Ltd. (233-4902)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 900 sq.m. (approx.) G.F.A. addition to 6 storey building, consisting of 7th floor residential and ground floor retail use addition on Mutual St. site.

Site Totals (including above addition)

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,500
Storeys:	7		
		Major Components:	
Units:	58	Residential-	4,000
		Retail-	500
UPH:	345		
N/R Density:	0.3		
Parking:			

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Rozalska (947-7187) DATA VALID JULY 1, 1984

Address: 272 Jarvis Street — Application No: 1726
Includes: 181 Mutual St., 105 Gerrard St. E.
266, 276 Jarvis St.

Application Type: Rezoning — Date: December 2, 1983

Owner: 523251 Ontario Ltd. (366-3064)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 16 storey residential and a 6 storey office building on 2 separate parcels

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Project Data

Land Area:	3,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	27,500
Storeys:	16 & 6		
		Major Components:	
Units:	116	Residential-	17,300
		Office-	2,800
UPH:	315	Retail-	500
		Other-	600
N/R Density:	0.9	Parking-	6,300
Parking:	131 (inside) 22 (outside)		

Remarks: Replaces Application No. 1680. Existing commercial bldg. will be replaced with new commercial bldg. Revised application expected.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 304 Jarvis Street Application No: 1513

Application Type: Rezoning, O.P.A. and Development Review Date: January 2, 1981

Owner: Trans-Nation Incorporated

Agent: Clarke, Darling, Downey (Architects) (868-6036)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.112

Zoning By-Law District: CR L1 U350, R3 Z3 & Z4

Zoning By-Law Height District: 30.5, 12.0

Site Specific By-Law Provision: 87-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building connected to existing hotel by below grade garage and recreation facilities

---

Project Data

Land Area:	4,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	24,600
Storeys:	18		
		Major Components:	
Units:	99	Residential-	11,100
		Retail-	500
UPH:	240	Hotel-	6,100
		Recreation-	1,300
N/R Density:	1.9	Other-	1,300
		Parking-	4,300
Parking:	137		

Remarks:

Status: By-law approved by O.M.B. Development Agreement signed. Applicant not proceeding at this time

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 404 Jarvis Street
Includes: 321 Mutual St.
400, 404, 406 Jarvis St.

Application No: 1532

Application Type: Rezoning, O.P.A. and Development Review

Date: May 6, 1981
Revised: Nov. 17, 1982

Owner: National Ballet School

Agent: A.J. Diamond Associates (Architects) (977-2422)

Official Plan Designation: MDRA, Sec. 11.115

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 12.0

Site Specific By-Law Provision: 148-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Renovating existing school facilities and build addition to include an auditorium, part of historic buildings to be retained. To proceed in stages.

Project Data

Land Area:	2,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,500
Storeys:	3		
		Major Components:	
Units:		School-	1,600
		Other-	900
UPH:			
N/R Density:	0.9		
Parking:			

Remarks: Expanding facilities only. No increase in enrolment. Interim project for interior renovations to 406 Jarvis St. completed. Main project awaiting federal funding.

Status: By-law approved by O.M.B.
Dev. Agree. approved by Council Feb. 11, 1982

City Planner: M. Ufford (947-7355)

DATA VALID JULY 1, 1984

Address: 70 King Street E. Application No: 1536
Includes:
92 King St. E.

Application Type: Rezoning and O.P.A. Date: May 19, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA, Sec. 11.20

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use project of 2 buildings

Project Data

		Floor Area: (in sq.m.)	
Land Area:	7,100 sq.m.	Total:	69,100
Storeys:	18 & 11		
		Major Components:	
Units:	54	Residential-	13,600
		Office-	36,600
UPH:	75	Retail-	1,900
		Park - L.A.-	800
N/R Density:	5.4	Other-	3,900
		Parking-	13,100
Parking:	352		

Remarks: Application includes 25 Richmond St. E. and 10 Court St. Transfer of density. City to acquire 10 Court St. for park.

Status: Final Report adopted by L.U.C. Aug. 9, 1982

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 101 King Street E. Application No: 1390
Includes:
101 King St. E.
54, 56, 60, 70 Colborne St.

Application Type: Rezoning and O.P.A. Date: January 15, 1979
Revised: Oct. 21, 1983

Owner: Percy Weinstein et al (781-2266)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use, condominium

Project Data

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	12,700
Storeys:	9		
		Major Components:	
Units:	25approx.	Residential-	3,400
		Office-	7,200
UPH:	145approx.	Retail-	500
		Other-	1,100
N/R Density:	4.5	Parking-	1,500
Parking:	65		

Remarks: Density limited to 4.5 commercial and 2.0 residential.
Development Review application to follow later.

Status: Final Report approved by Council April 2, 1984

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 44 King Street W. Application No: 1633
Includes: 26,30,32,34,36,44 King St. W.
11,11R,17,21,23,25,29 Adelaide St.W.
102,106 Yonge St., 303 Bay St.

Application Type: Rezoning and O.P.A. Date: August 20, 1982
Revised: January 17, 1984

Owner: The Bank of Nova Scotia (866-3733)

Agent: Campeau Corp. (868-6460)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: No limit

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 66 storey office building with retail at grade retaining existing Bank of Nova Scotia building, the National Club and portions of other historic buildings

---

Project Data

Land Area:	13,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	253,500
Storeys:	68		
		Major Components:	
Units:		Office-	198,300
		Retail-	10,300
UPH:		Daycare-	700
		Other-	23,600
N/R Density:	15.3	Parking-	30,600
Parking:	457+		

Remarks: Transfer of development rights from 10 Bay St. to site.
Closing of Johnson St. & parts of two lanes

Status: Final Report adopted by Council June 28, 1984

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 121 King Street W. Application No: 1590 33021

Application Type: Rezoning and Development Review Date: March 12, 1982

Owner: The Standard Life Assurance Co. (514-284-6852)

Agent: Frank Lewinberg (961-9327)
Arthur C.F. Lau (Architect) (363-9004)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 606-82, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 25 storey office building with retail at grade and below grade

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Project Data

Land Area:	4,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	62,600
Storeys:	25		
		Major Components:	
Units:	5	Office-	43,900
		Retail-	1,400
UPH:		Other-	8,200
		Parking-	7,500
N/R Density:	11.6		
Parking:	146		

Remarks: Joint rezoning application with 125 Wellington St. W. (Application No. 31033)

Status: Under construction

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 255 King Street W. Application No: 37006
Includes:
255, 275 King St. W.

Application Type: Development Review Date: January 31, 1977

Owner: Marathon Realty Co. (863-4164)

Agent: Arthur Erickson (Architect) (967-4477)

Official Plan Designation: HDMCRA, Sec. 11.12

Zoning By-Law District: C3 V3

Zoning By-Law Height District:

Site Specific By-Law Provision: 674-76 and
O.M.B. Orders: R761110 February 8, 1979
R783349 October 10, 1980

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 3 office buildings with public park within the block

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Project Data

Land Area:	28,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	144,100
Storeys:	16		
		Major Components:	
Units:		Office-	105,400
		Retail-	3,200
UPH:		Parking-	35,400
N/R Density:	3.8		
Parking:	1,090		

Remarks: Known as the Marathon Downtown West Development.

Status: Development Agreement signed
Has not proceeded

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 82 Lombard Street Application No: 31069

Application Type: Development Review Date: July 10, 1981

Owner: 485325 Ontario Ltd. (364-9944)

Agent: Ferdinand Wagner (Architect) (699-5098)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building

Project Data

Land Area:	400 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,000
Storeys:	11		
		Major Components:	
Units:	13	Residential-	2,500
		Retail-	200
UPH:	380	Office-	200
		Other-	200
N/R Density:	1.2	Parking-	700
Parking:	16		

Remarks:

Status: Under construction

City Planner: W. Sawicki (947-7187) DATA VALID JULY 1, 1984

Address: 55 Maitland Place
Includes:
441, 443, 449, 467, 471 Jarvis St.
24, 26, 28, 30 Suffolk St.

Application No: 1241
31046
32122

Application Type: Rezoning

Date: November 24, 1976

Owner: Danand Investments Ltd.
211 Consumers Rd., Toronto, Ont.

Agent: E.I. Richmond (Architects) (925-1158)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 804-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers connected by a recreation centre, retaining 4 historic buildings with non-residential use

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Project Data

Land Area:	11,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	48,800
Storeys:	19		
		Major Components:	
Units:	382	Residential-	31,500
		Office-	300
UPH:	340	Retail-	700
		Recreation-	2,100
N/R Density:	0.3	Other-	200
		Parking-	14,000
Parking:	370		

Remarks:

Status: Under construction
Dev. Agree. approved by Council Oct. 17, 1983

City Planner: J. Jung (947-7355)

DATA VALID JULY 1, 1984

Address: 21 Maitland Street — Application No: 1284
Includes: 10, 16 Alexander St. — 31126
15, 19, 21, 25, 27 Maitland Street

Application Type: Rezoning, O.P.A. and Development Review — Date: January 17, 1977, December 3, 1981

Owner: Bramalea Ltd. (487-3861)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: HDRA, Sec. 11.69

Zoning By-Law District: R3 Z4, G

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision: 511-82, 520-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium. Project also includes retention of TWP theatre and conveyance of land to City for parks purposes.

Project Data

Land Area:	4,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	21,400
Storeys:	16		
		Major Components:	
Units:	91	Residential-	16,300
		Recreation-	300
UPH:	190	Other-	1,000
		Parking-	3,600
N/R Density:	0.1		
Parking:	88		

Remarks: See also 519, 521 & 523 Yonge St.

Status: By-laws not being forwarded to O.M.B. until land conveyances made. Conveyance of proposed parkland to City subject to agreement to allow underground parking approved by L.U.C. Dec. 14, 1983

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 101 McGill Street
Includes:
97,99,101,103 McGill St.

Application No: 39054

Application Type: Development Review

Date: July 19, 1979

Owner: 489797 Ontario Ltd.

Agent: Merrick Pollack Grubner & Fried (Solicitors) (964-3331)

Official Plan Designation: MDRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 11.6

Site Specific By-Law Provision: 284-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Rowhouse condominium with additional underground parking for adjacent property.

Project Data

Land Area:	500 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,400
Storeys:	3		
		Major Components:	
Units:	7	Residential-	900
		Parking-	500
UPH:	100		
N/R Density:			
Parking:	16 (inside) 7 (outside)		

Remarks:

Status: Construction halted by owner. Permit withdrawn.

City Planner: M. Ufford (947-7355)

DATA VALID JULY 1, 1984

Address: 108 Mutual Street
Includes:
130,136,140,144 Dundas St.E.
108 Mutual St.,

Application No: 1512

Application Type: Rezoning

Date: January 28, 1981

Owner: Simpson-Sears Ltd. (861-7847)
Kerrybrooke Development Ltd. (861-2537)

Agent: Maxwell Miller (Architect) (861-7847)

Official Plan Designation: MDMCRA, Sec. 11.27

Zoning By-Law District: CR L2 U350, CR L2 U150

Zoning By-Law Height District: 46.0, 18.0

Site Specific By-Law Provision: 517-76

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 52,000 sq.m. (approx.) G.F.A. addition to warehouse/office building.

Site Totals (including above addition)

Land Area:	15,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	139,900
Storeys:	11		
		Major Components:	
Units:		Office-	13,700
		Retail-	300
UPH:		Warehouse-	118,500
		Truck Depot-	4,300
N/R Density:	9.2	(80 loading spaces)	
		Industrial-	1,100
Parking:	14 (inside)	Parking-	500
	3 (outside)		

Remarks:

Status: Preliminary Report adopted by L.U.C. May 4, 1981
Applicant not proceeding at present time.

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1984

Address: 171 Mutual Street Application No: 33040
Includes part of 143 Mutual St.
All of 171 Mutual St. and W/P of 246 Jarvis St.

Application Type: Development Review Date: May 31, 1983

Owner: Huang & Danczkay Ltd. (923-2779)

Agent: Huang & Danczkay Ltd. (923-2779)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A Cityhome assisted rental housing project.

Project Data

Land Area:	3,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,100
Storeys:	15		
		Major Components:	
Units:	145	Residential-	12,900
		Parking-	3,100
UPH:	440		
N/R Density:			
Parking:	92 (inside) 9 (outside)		

Remarks:

Status: Under construction

City Planner: B. Rozalska (947-7187) DATA VALID JULY 1, 1984

Address: Queen, Dalhousie, Shuter and Mutual Streets Block

Application No: 1359

Application Type: Rezoning

Date: September 13, 1978

Owner: Duration Investments Ltd. (425-4053)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.18

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 742-79, 61-80, 456-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers and a 3 storey commercial building with joint underground parking

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Project Data (* = Estimated)

Land Area:	8,900*sq.m.	Floor Area: (in sq.m.)	
		Total:	86,000
Storeys:	17 & 3		
		Major Components:	
Units:	418	Residential-	62,300
		Office-	3,800
UPH:	470*	Retail-	700
		Parking-	19,000
N/R Density:	0.5*		
Parking:	444		

Remarks: Revision to proposal is anticipated.

Status: By-law approved by O.M.B.

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1984

Address: 259 Queens Quay W. Application No: 34082

Application Type: Development Review Date: June 19, 1984

Owner: Harbourfront Corporation (364-7127)
The Whaler's Group (276-5444)

Agent: Vaughan, Willms (Solicitors) (863-0711)

Official Plan Designation: Central Harbour & Railway Lands

Zoning By-Law District: Harbourfront 569-80

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use building containing 156 hotel suites, speciality shops and condominium apartments.

Project Data

Land Area:	8,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	35,400
Storeys:	9		
		Major Components:	
Units:	62	Residential-	10,300
		Retail-	1,900
UPH:		Other-	4,200
		Parking-	13,100
N/R Density:		Hotel-	10,400
Parking:	390 (inside) 10 (outside)		

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: M. Neumann (947-7611) DATA VALID JULY 1, 1984

Address: 61 Queen Street E. Application No: 1741

Application Type: Rezoning Date: February 22, 1984

Owner: Municipality of Metropolitan Toronto (947-8140)

Agent: Huang & Danczkay Ltd. (923-2779)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building with ground floor retail

Project Data

Land Area:	900 sq.m.	Floor Area: (in sq.m.)	
		Total:	7,600
Storeys:	9		
		Major Components:	
Units:		Office-	5,800
		Retail-	300
UPH:		Parking-	1,400
N/R Density:	7.1		
Parking:	32		

Remarks: Involves density transfer between this site and 58 Richmond St. E. based on an agreement approved by Metro Council on Dec. 6, 1983.

Status: Preliminary Report approved by L.U.C. April 18, 1984

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 129 Queen Street E. Application No: 33094
Includes: 120 Richmond St. E.

Application Type: Development Review Date: Nov. 10, 1983

Owner: Ontario Consolidated Realty Investments Ltd. (967-6470)

Agent: Diamond, Fairbairn, Shapiro & Steinberg (Solicitors) (368-8000)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use rental building

Project Data

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,500
Storeys:	7		
		Major Components:	
Units:	3	Residential-	300
		Office-	1,600
UPH:	40	Retail-	200
		Parking-	400
N/R Density:	2.5		
Parking:	7		

Remarks: Obtained C. of A. approval to exceed non-residential G.F.A.

Status: Dev. Agree. approved by Council April 16, 1984

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 174-176 Queen Street W. Application No: 34042

Application Type: Development Review Date: March 29, 1984

Owner: The Canada Life Assurance Co. (597-1456)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U200

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 3 storey building to contain day nursery, retail and office use

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Project Data

Land Area:	400 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,100
Storeys:	3		
		Major Components:	
Units:		Office-	300
		Retail-	100
UPH:		Day Care-	700
N/R Density:			
Parking:			

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Leonhardt (947-7339) DATA VALID JULY 1, 1984

Address: Railway Lands Application No: 1677
Includes: Yonge St. to Bathurst St.
from Front St. to Lakeshore Blvd.

Application Type: Rezoning and O.P. Part II Date: Mar. 22, 1983

Applicant: Marathon Realty Co. Ltd. & C.N.R.

Agent: Blake, Cassels & Graydon (Solicitors) (863-2788)

Official Plan Designation: Railway Lands, Sec. 5.20

Zoning By-Law District: C2 V3, C3 V3, C3 V4

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Railway Lands Part II Conceptual Plan. A comprehensive proposal for the redevelopment of the Railway Lands. It includes plans for streets, blocks, land use, and parks and open space.

Project Data No project details at this time.

Remarks: Landowners are: CN, CP, TTR, THC, City of Toronto, Metropolitan Toronto, Federal Government, Wittington Investments (Loblaws) and Globe Realty.

Status: Part II Conceptual Plan approved by Council Dec. 16, 1983

City Planner: E. Pendergrast (947-7611) DATA VALID JULY 1, 1984

Address: 20 Richmond Street East Application No: 1320
Includes:
157,163,163A,165,165A,169,171 Yonge St.
15, 17 Queen St. E., 12 Richmond St. E.

Application Type: Rezoning Date: February 10, 1978

Owner: Yongetoria Development Ltd. (962-5600)

Agent: Fidinam (Canada) Ltd. (962-5600)

Official Plan Designation: Financial District

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Confederation Square. Phase I - Restoration of existing 7 storey historical building. Phase II - Construction of a 37 storey tower with office, retail, residential uses & parking for all uses.

Project Data (total)

Land Area:	5,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	76,300
Storeys:	37		
		Major Components:	
Units:	200	Residential-	18,300
		Office-	43,500
UPH:	300	Retail-	7,600
		Recreation-	900
N/R Density:	10.0	Other-	5,900
Parking:	Unresolved		

Remarks: Building is designated as historical and subject to a Heritage Easement Agreement. Phase I completed.

Status: Rezoning approved, Site Plan By-law not yet enacted
Renovation complete - Phase I

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 25 Richmond Street East
Includes:
20, 26 Lombard Street

Application No: 1536

Application Type: Rezoning

Date: May 27, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed commercial-residential project retaining 2 historical buildings on site.

Project Data

Land Area:	3,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,100
Storeys:	19		
		Major Components:	
Units:	305	Residential-	14,000
		Institutional-	4,600
UPH:	1,000	Office-	300
		Retail-	1,400
N/R Density:	2.1	Other-	500
		Parking-	2,300
Parking:	70		

Remarks: Joint application with 70 King St. E. and 10 Court St.

Status: Final Report adopted by L.U.C. Aug. 9, 1982

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 58 Richmond Street East — Application No: 1741

Application Type: Rezoning — Date: February 22, 1984

Owner: 523664 Ontario Ltd. (923-2779)

Agent: Huang & Danczkay Ltd. (923-2779)
Silverman & Freed (Soliciters) (979-2335)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Ambulance station.

Project Data

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,100
Storeys:	2		
		Major Components:	
Units:		Institutional-	600
		Parking-	500
UPH:			
N/R Density:			
Parking:	13		

Remarks: Involves density transfer between this site and 61 Queen St. E., based on an agreement approved by Metro Council on Dec. 6, 1983

Status: Appl. under consideration by Planning & Development Dept.

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 1 Richmond Street West Application No: 33082
Includes: 146, 158 Yonge Street

Application Type: Development Review Date: September 19, 1983
Revised: October 12, 1983

Owner: The Ram-Land Corporation Ltd. (962-9080)

Agent: Page & Steele (Architects) (485-9666)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 7,300 m2 (approx.) G.F.A. office use reconstruction of existing building

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Site Totals (including above addition)

Land Area:	1,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	12,000
Storeys:	9		
		Major Components:	
Units:		Office-	8,500
		Retail-	600
UPH:		Other-	1,500
		Parking-	1,200
N/R Density:	8.9		
Parking:	24		

Remarks:

Status: Under construction

City Planner: P. Byrne (947-7187) DATA VALID JULY 1, 1984

Address: 18-20 St. Joseph Street Application No: 1661

Application Type: Rezoning and O.P.A. Date: January 5, 1983

Owner: Canadian Music Centre Facilities Corp. (961-6601)
1263 Bay St., Toronto

Agent: McTaggart, Stone, Winters (366-6281)
& Herridge (Solicitors)

Official Plan Designation: MDRA, Sec. 11.145

Zoning By-Law District: R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 31-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: National and Provincial administrative offices and Music Archives - renovation of existing building

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Project Data

Land Area:	500 sq.m.	Floor Area: (in sq.m.)	
		Total:	900
Storeys:	2 1/2		
		Major Components:	
Units:	1	Residential-	100
		Office-	800
UPH:	20		
N/R Density:	1.2		
Parking:	2		

Remarks: Designated by Toronto Historical Board.

Status: Renovation is under way

City Planner: B. Krog (947-7355) DATA VALID JULY 1, 1984

Address: St. Lawrence Neighbourhood (Esplanade to the Railway tracks between Church St. & Jarvis St.

Application No:

Application Type: O.P.A.

Date:

Owner: City of Toronto (947-7940)

Agent: City of Toronto Housing Dept. (947-7940)

Official Plan Designation: MDMCRA & MDRA

Zoning By-Law District: C3 V4

Zoning By-Law Height District: 17.0

Site Specific By-Law Provision: 515-76, 812-78, 116-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phase C-2 of the St. Lawrence Neighbourhood. A residential and limited commercial use. Includes the extension of the David Crombie Park and an 800 car space addition to Toronto Parking Authority garage.

Project Data No project details at this time

Remarks: No specific building proposal at this time.

Status: Preliminary Report adopted by L.U.C. Dec. 14, 1983

City Planner: J. D'Abramo (947-7335) DATA VALID JULY 1, 1984

Address: 200 St. Patrick Street Application No: 33054

Application Type: Development Review Date: June 30, 1983

Owner: Roman Catholic Arch-Diocese Corp. (977-1500)

Agent: Michael H.K. Wong (Architects) (598-0182)

Official Plan Designation: LDMCRA, Sec. 11.2

Zoning By-Law District: CR L1 U200

Zoning By-Law Height District: 13.7

Site Specific By-Law Provision: 495-67, 48-68

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Replacement of existing church hall of Our Lady of Mt. Carmel Church

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Project Data

Land Area:	900 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,700
Storeys:	4		
		Major Components:	
Units:		Institutional-	2,700
UPH:			
N/R Density:	2.2		
Parking:			

Remarks:

Status: Under construction

City Planner: P. Byrne (947-7187) DATA VALID JULY 1, 1984

Address: 1 St. Thomas Street — Application No: 1681

Application Type: Rezoning — Date: April 20, 1983

Owner: Crazy Horse Development Ltd. (243-9494)

Agent: Diana Macri (485-5459)

Official Plan Designation: MDRA, Sec. 11.16

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 12.0

Site Specific By-Law Provision: 850-79, 918-79

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 76 room hotel. Revised to be part of density transfer with 2 St. Thomas St.

Project Data (Note: project data to be revised)

Land Area:	2,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	11,200
Storeys:	5		
		Major Components:	
Units:		Hotel-	4,800
		Service Area-	2,400
UPH:		Parking-	2,300
N/R Density:	2.8		
Parking:	50		

Remarks: Existing site plan by-law to be rescinded.

Status: Report adopted on density transfer by Council Nov. 28, 1983. On hold at request of applicant.

City Planner: J. Jung (947-7355) DATA VALID JULY 1, 1984

Address: 16 St. Thomas Street — Application No: 1344

Application Type: Rezoning — Date: June 15, 1978
Revised: May 24, 1984

Owner: Windsor Arms Hotel Ltd. (979-2341)

Agent: Minden, Gross, Grafstein & Greenstein (362-3711)
(Solicitors)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 8,200 sq.m. (approx.) G.F.A. addition including 7 residential (condominium) units on 2 floors on top of the existing 4 storey hotel.

Site Totals (including above addition)

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	14,400
Storeys:	22 & 6		
		Major Components:	
Units:	7	Hotel-	13,300
		Residential-	1,200
UPH:	42		
N/R Density:	7.9		
Parking:			

Remarks: Off-site parking arrangement to be established.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: J. Jung (947-7355) DATA VALID JULY 1, 1984

Address: 23 St. Thomas Street Application No: 1703

Application Type: Rezoning and Development Review Date: August 15, 1983

Owner: 505 Project Ltd.
301090 Ontario Ltd.
Milev Ltd.

Agent: Famous Players Development Corp. (925-3211)
Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 80 room hotel.

Project Data

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	5,900
Storeys:	13		
		Major Components:	
Units:		Hotel-	5,200
		Parking-	700
UPH:			
N/R Density:	7.8		
Parking:	16		

Remarks: Famous Players Development Corp. is 100 year leaseholder.

Status: Preliminary Report adopted by L.U.C. Sept. 21, 1983

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 21 Scollard Street

Application No: 32049
34027

Application Type: Development Review

Date: May 5, 1982
Revised: March 5, 1984

Owner: Apricot Holdings Ltd. (249-7125)

Agent: Brian Wilson (923-0323)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Renovation and addition to existing building

Project Data

Land Area:	1,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,000
Storeys:	1		
		Major Components:	
Units:		Retail-	2,000
UPH:			
N/R Density:	1.5		
Parking:			

Remarks: Application now revised for future restaurant use

Status: Dev. Agree. approved by Council on April 22, 1983
Applied to C. of A. for relief from on-site parking requirements

City Planner: W. Sawicki (947-7187) DATA VALID JULY 1, 1984

Address: 53 Simcoe Street — Application No: 33074

Application Type: Development Review — Date: Aug. 19, 1983 — Revised: Dec. 12, 1983

Owner: Chillwood Investments Ltd. (635-7520)

Agent: H. & R. Developments (635-7520)
Blott Fejer Devine (Solicitors) (484-1771)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with retail

Project Data

Land Area:	1,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	10,800
Storeys:	11		
		Major Components:	
Units:		Office-	8,200
		Retail-	300
UPH:		Other-	1,300
		Parking-	1,100
N/R Density:	8.1		
Parking:	27 (inside)		

Remarks:

Status: Dev. Agree. approved by Council March 7, 1984

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 172,180,190 Simcoe Street

Application No: 1698
33059

Application Type: Rezoning, O.P.A. and Development Review

Date: July 13, 1983
July 14, 1983

Owner: Canada Life Assurance Co. (597-1456)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: MDMCRA, Sec. 11.12

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 1,700 sq.m. (approx.) office use G.F.A. addition to office building.

Site Totals (including above additions)

Land Area: 12,300 sq.m.

Storeys:

Units:

UPH:

N/R Density: 3.9

Parking: 224 (inside)
31 (outside)

Floor Area: (in sq.m.)

Total:	47,900
Major Components:	
Office-	36,500
Parking-	11,400

Remarks:

Status: Final Report approved by Council May 14, 1984

City Planner: B. Leonhardt (947-7339) DATA VALID JULY 1, 1984

Address: 10 Toronto Street Application No: 34051

Application Type: Development Review Date: April 24, 1984

Owner: Argus Corporation Ltd. (363-8721)

Agent: The Jackson-Lewis Co. Ltd. (964-1154)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. (aspprox.) G.F.A. addition to office building.

Site Totals (including above addition)

Land Area:	1,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,800
Storeys:	3		
		Major Components:	
Units:		Office-	1,100
		Other-	700
UPH:			
N/R Density:	1.0		
Parking:	14 (outside)		

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 525 University Avenue — Application No: 1686

Application Type: Rezoning and O.P.A. — Date: May 19, 1983

Owner: 525 University Ltd. (365-9595)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building

Project Data

Land Area:	2,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,600
Storeys:	15		
		Major Components:	
Units:		Office-	17,200
		Retail-	800
UPH:		Other-	2,100
		Parking-	5,500
N/R Density:	8.0		
Parking:	184		

Remarks:

Status: Final Report approved by Council May 14, 1984

City Planner: G. Nefsky (947-7862) DATA VALID JULY 1, 1984

Address: 600 University Avenue Application No: 32114

Application Type: Development Review Date: November 25, 1982

Owner: Mount Sinai Hospital (596-3047)

Agent: Rosenberg Smith Paton & Hyman (Solicitors) (863-1900)

Official Plan Designation: Institutional District, Sec.11.2

Zoning By-Law District: QR L8 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 9,800 sq.m. (approx.) gross floor area research centre addition (Phase 1) to hospital.

Site Totals (including above addition)

Land Area:	9,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	92,500
Storeys:	8		
		Major Components:	
Units:		Hospital-	77,500
		Other-	15,000
UPH:			
N/R Density:	N/A		
Parking:			

Remarks: Adjacent lot, owned by Queen Elizabeth Hospital (approx. 6285 m2) proposed to be includod as part of lot for the purposes of calculating permitted density. The two hospitals share underground loading facilities and are connected at the basement level.

Status: Under construction

City Planner: S. Sane (947-7187) DATA VALID JULY 1, 1984

Address: 600 University Avenue Application No: 32115

Application Type: Development Review Date: November 25, 1982

Owner: Mount Sinai Hospital (596-3047)

Agent: Rosenberg Smith Paton & Hyman (Solicitors) (863-1900)

Official Plan Designation: Institutional District, Sec.11.2

Zoning By-Law District: QR L8 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 22,900 sq.m. (approx.) gross floor area research centre addition (Phase 2) to hospital.

Site Totals (including above addition)

Land Area:	9,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	115,500
Storeys:	11		
		Major Components:	
Units:		Hospital-	99,000
		Other-	16,400
UPH:			
N/R Density:	N/A		
Parking:			

Remarks: See Phase 1 comments

Status: Dev. Agree. approved by Council May 16, 1983

City Planner: S. Sane (947-7187) DATA VALID JULY 1, 1984

Address: 15 Wellesley Street E. Application No: 1682

Application Type: Rezoning, O.P.A. and Development Review Date: April 21, 1983

Owner: City of Toronto (Parking Authority)

Agent: City of Toronto (947-7374)
Non-Profit Housing Corp. (Cityhome)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 18 and 15 storey apartment buildings connected by a 6 storey Toronto Parking Authority parking structure.

Project Data

Land Area:	3,950 sq.m.	Floor Area: (in sq.m.)	
		Total:	34,500
Storeys:	18		
		Major Components:	
Units:	155	Residential-	14,500
		Office-	300
UPH:	392	Other-	900
		Parking-	16,700
N/R Density:	4.5		
Parking:	550		

Remarks: Located above subway line.

Status: Preliminary Report adopted by L.U.C. Aug. 9, 1983

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 56 Wellesley Street E. Application No: 1699

Application Type: Rezoning Date: July 22, 1983
Revised: Nov. 1, 1983

Owner: City of Toronto & (947-7132)
Co-op Fed. of Tor. Inc. (598-1641)

Agent: Church-Isabella Residents Co-op Inc. (920-4311)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 188-68, 310-69

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A non-profit housing project including an addition and preserving the historic building Paul Kane House.

Project Data

Land Area:	1,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,000
Storeys:	3.5		
		Major Components:	
Units:	18	Residential-	2,000
UPH:	115		
N/R Density:			
Parking:	9 (off-site)		

Remarks: Land owned by City. An approx. 700 sq.m. public park will be retained and improved. CMHC funding approved.

Status: By-laws approved by Council June 11, 1984

City Planner: B. Krog (947-7355) DATA VALID JULY 1, 1984

Address: 79 Wellington Street W.
Includes:
79, 85 Wellington St. W.

Application No: 1625
32071
33109

Application Type: Rezoning, O.P.A. and Development Review

Date: July 16, 1982
Dec. 27, 1983

Owner: Toronto Dominion Centre West Ltd. & Canadian Pacific Hotels Ltd. (863-4511)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: Fin. Dist., Sec. 11.40, 11.129

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 158.8

Site Specific By-Law Provision: 701-82, as amended, 318-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 37 storey office building. Fourth tower of T-D Centre.

Project Data

Land Area:	5,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	93,500
Storeys:	37		
		Major Components:	
Units:		Office-	66,000
		Recreation-	3,200
UPH:		Other-	11,500
		Parking-	16,200
N/R Density:	11.9		
Parking:	538		

Remarks:

Status: Under construction. Amendment to Dev. Agree. for addition of a Health Club approved by Council May 28, 1984

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 95 Wellington Street W. Application No: 1697
Includes:
12 Piper St., 107 Wellington St. W.

Application Type: Rezoning and O.P.A. Date: July 4, 1983
Revised: April 30, 1984

Owner: Toronto Club (362-2111)
c/o Osler Hoskins & Harcourt (Solicitors)
Abak Estates Ltd. (CPR Pension Fund) (360-3270)
Prudential Insurance Co. (366-6971)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 30-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 22 storey office building with retail at grade

Project Data

Land Area:	3,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	46,200
Storeys:	22		
		Major Components:	
Units:		Office-	30,000
		Retail-	3,300
UPH:		Other-	5,900
		Parking-	6,900
N/R Density:	11.4		
Parking:	186		

Remarks: Density transferred from Elgin/Wintergarden at 189 Yonge St. This is a revised application on an expanded site including the Toronto Club (107 Wellington St. W.), subject to a separate Development Review application.

Status: By-law approved by O.M.B. Preliminary Report on revised application approved by L.U.C. Feb. 22, 1984

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 107 Wellington Street W. Application No: 34062

Application Type: Development Review Date: May 16, 1984
Revised: June 19, 1984

Owner: Toronto Club (362-2751)

Agent: Osler, Hoskin & Harcourt (362-2111)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 30-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. (approx.) G.F.A. addition to the Toronto Club building

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Site Totals (including above addition)

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	3,700
Storeys:	3		
		Major Components:	
Units:		Recreation-	3,700
UPH:			
N/R Density:	2.2		
Parking:	20 (outside)		

Remarks: This site is part of the 95 Wellington St. W. project under rezoning application No. 1697.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: N. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 125 Wellington Street W. Application No: 31038
Includes: 1590
123 Wellington St. W.

Application Type: Rezoning Date: April 13, 1981

Owner: Olympia and York Dev. Ltd. (862-6212)

Agent: Frank Lewinberg (961-9327)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 606-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 27 storey apartment building with retail at grade.

Project Data

Land Area:	1,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	43,800
Storeys:	27		
		Major Components:	
Units:	225	Residential-	34,500
		Retail-	500
UPH:	1,180	Community Centre-	900
		Recreation-	100
N/R Density:		Parking-	7,400
Parking:	161		

Remarks: Joint application with 121 King St. W. - Density transfer

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Status: By-laws passed by Council Oct. 7, 1982

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 145 Wellington Street W. Application No: 31111

Application Type: Development Review Date: October 23, 1981

Owner: Kingsberg Property Investment Ltd. (964-1465)

Agent: Dennis Leung & Associates Ltd. (752-5141)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 11 storey office building with retail at grade

Project Data

Land Area:	500 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,100
Storeys:	11		
		Major Components:	
Units:		Office-	3,200
		Other-	600
UPH:		Parking-	300
N/R Density:	6.3		
Parking:	11 (outside)		

Remarks:

Status: Dev. Agree. approved by Council June 17-18, 1982
Not proceeding at this time.

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 193 Yonge Street Application No: 31101

Application Type: Development Review Date: September 23, 1981

Owner: Kimberly Lloyd Developments Ltd. (868-1900)

Agent: Rose, Persisko, Arnold Gleiberman (868-1900)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Renovation of designated building for office, retail.

Project Data

Land Area:	1,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,600
Storeys:	8		
		Major Components:	
Units:		Office-	4,700
		Retail-	1,900
UPH:			
N/R Density:	6.8		
Parking:			

Remarks:

Status: Dev. Agree. approved by Council Dec. 17, 1981
Work halted

City Planner: E. Greenwood (947-7862) DATA VALID JULY 1, 1984

Address: 319 Yonge Street Application No: 34020

Application Type: Development Review Date: February 9, 1984

Owner: Biltmore Enterprises (977-2488)

Agent: D.I. Retail Planning & Design Ltd. (961-1811)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 300 sq.m. (approx.) G.F.A. addition to renovated movie theatre for retail commercial use. Addition is in the form of a new interior 2nd floor.

Site Totals (including above addition)

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,200
Storeys:	2		
		Major Components:	
Units:		Retail-	1,200
UPH:			
N/R Density:	1.8		
Parking:			

Remarks:

Status: Dev. Agree. approved by Council May 28, 1984

City Planner: L. Hodgson (947-7339) DATA VALID JULY 1, 1984

Address: 437 & 441 Yonge Street Application No: 33091

Application Type: Development Review Date: October 19, 1983

Owner: W.S.T. Investments Ltd. (865-0150)

Agent: Sigma Corporate Properties Ltd. (865-0150)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with street related retail.

Project Data

Land Area:	2,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,700
Storeys:	10		
		Major Components:	
Units:		Office-	10,800
		Retail-	900
UPH:		Other-	1,600
		Parking-	3,400
N/R Density:	4.9		
Parking:	94		

Remarks: Mutual drive to ramp with 21 Carlton St. development site.

Status: Dev. Agree. approved by Council March 7, 1984

City Planner: M. Ufford (947-7355) DATA VALID JULY 1, 1984

Address: 444 Yonge Street Application No:

Application Type: Date:

Owner: Toronto College St. Centre Ltd. (366-7646)

Agent: Webb Zerafa Menkes Housden (Architects) (961-4111)

Official Plan Designation: HDMCRA, Sec. 11.43

Zoning By-Law District: CR L4.5 U480, CR L2 U150

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 840-78, 41-79, 245-79, 834-79

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phases I and II include a historic bldg., the McLean-Hunter office tower and an apt. bldg. A public park has been constructed. Future development will include 1 office tower & 2-3 residential towers on the southern part of the site.

Project Data No project details at this time

Remarks:

Status: Initial discussion on future development

City Planner: S. Hiley (947-7862) DATA VALID JULY 1, 1984

Address: 501 & 519-523 Yonge Street Application No: 33062

Application Type: Development Review Date: July 19, 1983

Owner: Chen & Sons Ltd. ()

Agent: Klein & Sears (Architect) (922-2011)

Official Plan Designation: LDMCRA, Sec. 11.69

Zoning By-Law District: C1 V1

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 510-82, 511-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Includes a small addition to 501 Yonge St. and an approx. 400 m2 new retail G.F.A. on the 519-523 Yonge St. site.

Site Totals (including above addition)

Land Area: 3,500 sq.m.

Storeys: 2

Units:

UPH:

N/R Density: 1.0

Parking: 24 (outside)

Floor Area: (in sq.m.)

Total:	3,500
Major Components:	
Office-	1,300
Retail-	2,200

Remarks: Above properties, under 1 ownership, are part of site plan by-law including condominium, public open space and retaining of the T.W.P. Details under 21 Maitland St.

Status: Under construction

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 711 Yonge Street Application No: 33041

Application Type: Development Review Date: May 31, 1983

Owner: Wendelin Textiles & Prop. Ltd. (925-4105)

Agent: G. P. Realini (Architect) (366-8008)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 818-78, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 600 m2 (approx.) G.F.A addition to existing store.

Site Totals (including above addition)

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,500
Storeys:	2.5		
		Major Components:	
Units:		Retail-	1,200
		Storage-	300
UPH:			
N/R Density:	2.0		
Parking:	2 (outside)		

Remarks:

Status: Amendment to Dev. Agree. approved by Council Feb. 6, 1984

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984

Address: 900 Yonge Street
Includes: 890, 900, 902 Yonge St.

Application No: 31114

Application Type: Development Review

Date: February 5, 1976

Owner:	Belmont Construction Co.	(223-6550)
	Cadillac-Fairview Corp.	(598-8200)
Agent:	Orkin Jaffary (Solicitors)	(363-8836)

Official Plan Designation: MDMCRA, Sec. 11.11 & 11.71

Zoning By-Law District: C1S L1 Z5

Zoning By-Law Height District:

Site Specific By-Law Provision: 818-78, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use building with abutting office and condominium towers.

Project Data

Land Area:	1,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	21,700
Storeys:	15		
		Major Components:	
Units:	50	Residential-	11,400
		Office-	5,100
UPH:	260	Retail-	1,400
		Parking-	3,800
N/R Density:	3.4		
Parking:	76		

Remarks: Part of the site covered by By-law 818-78 which includes the 18 Davenport Rd. senior citizen housing project and the condominium bldg. at 15 McMurrich St.

Status: Under construction

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1984

Address: 44 York Street
Includes:
50 York Street

Application No: 1613
32127

Application Type: Rezoning, O.P.A. and Development Agreement

Date: May 20, 1982

Owner: Famous Players Development Corp. (925-3211)

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 27-83, 129-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 19 storey office building with retail at grade

Project Data

Land Area:	2,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	31,800
Storeys:	19		
		Major Components:	
Units:		Office-	25,100
		Other-	1,900
UPH:		Parking-	4,200
N/R Density:	12.0		
Parking:	76		

Remarks: Density of about 9,000 sq.m. transferred from 252 Adelaide St. Public parking ramp to be relocated, lane to be closed.

Status: Under construction

City Planner: M. Williams (947-7862) DATA VALID JULY 1, 1984

Address: 60 York Street — Application No: 33069

Application Type: Development Review — Date: Aug. 8, 1983

Owner: John Inazurenko (363-3321)

Agent: Russell W. Pysklywec (Architect) (483-0824)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: Approx. 2600 m2 addition to existing Strathcona Hotel, including 1 residential unit.

Site Totals (including above addition)

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	7,200
Storeys:	12		
		Major Components:	
Units:	1	Residential-	500
		Retail-	300
UPH:	15	Hotel-	5,300
N/R Density:	9.5		
Parking:			

Remarks:

Status: Dev. Agree. approved by Council April 2, 1984

City Planner: W. Johncox (947-7187) DATA VALID JULY 1, 1984